

CITY OF SAN ANTONIO

Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
Board Room

Tuesday, December 4, 2012
12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1
Dan Martinez – District 2
Terry Boyd – District 3
Orlando Salazar – District 4
Vacant – District 5

Christopher Martinez – District 6
Santos Villarreal – District 7
Rick McNealy – District 9
Milton R. McFarland – District 10
Vacant – District Mayor

Billy J. Tiller – District 8
Chairman

1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for December 4, 2012.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the November 20, 2012 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2013003 (Council District 2):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Bar/Tavern without cover charge 3 or more days per week, Nightclub without cover charge 3 or more days per week, Microbrewery, Hotel, and Studio-sound and recording on 0.209 of an acre out of Lots 1 & 2, Block 21, NCB 978; 0.482 of an acre out of Lots 7 and 8, and 0.12 of an acre out of Lot 9, Block 10, NCB 979, 500, 502 and 504 East Grayson Street and 1816, 1822 and 1900 North Alamo Street.
7. **ZONING CASE NUMBER Z2013012 (Council District 2):** A request for a change in zoning from multiple zoning designations to multiple zoning designations on properties generally bound by North Cherry, Dawson Street, North Palmetto, and Sherman Street.
8. **ZONING CASE NUMBER Z2012223 CD (Council District 10):** A request for a change in zoning from “R-5” Residential Single-Family Airport Hazard Overlay District, “R-6” Residential Single-Family Airport Hazard Overlay District, “R-6 CD” Residential Single-Family District with a Conditional Use for a Law Office, “PUD R-6” Planned Unit Development Residential Single-Family District and “RM-4” Residential Mixed District to “R-20” Residential Single-Family District, “R-20 CD” Residential Single-Family District with a Conditional Use for a Law Office, “PUD RP” Planned Unit Development Resource Protection District, “NP-8” Neighborhood Preservation District, “NP-10” Neighborhood

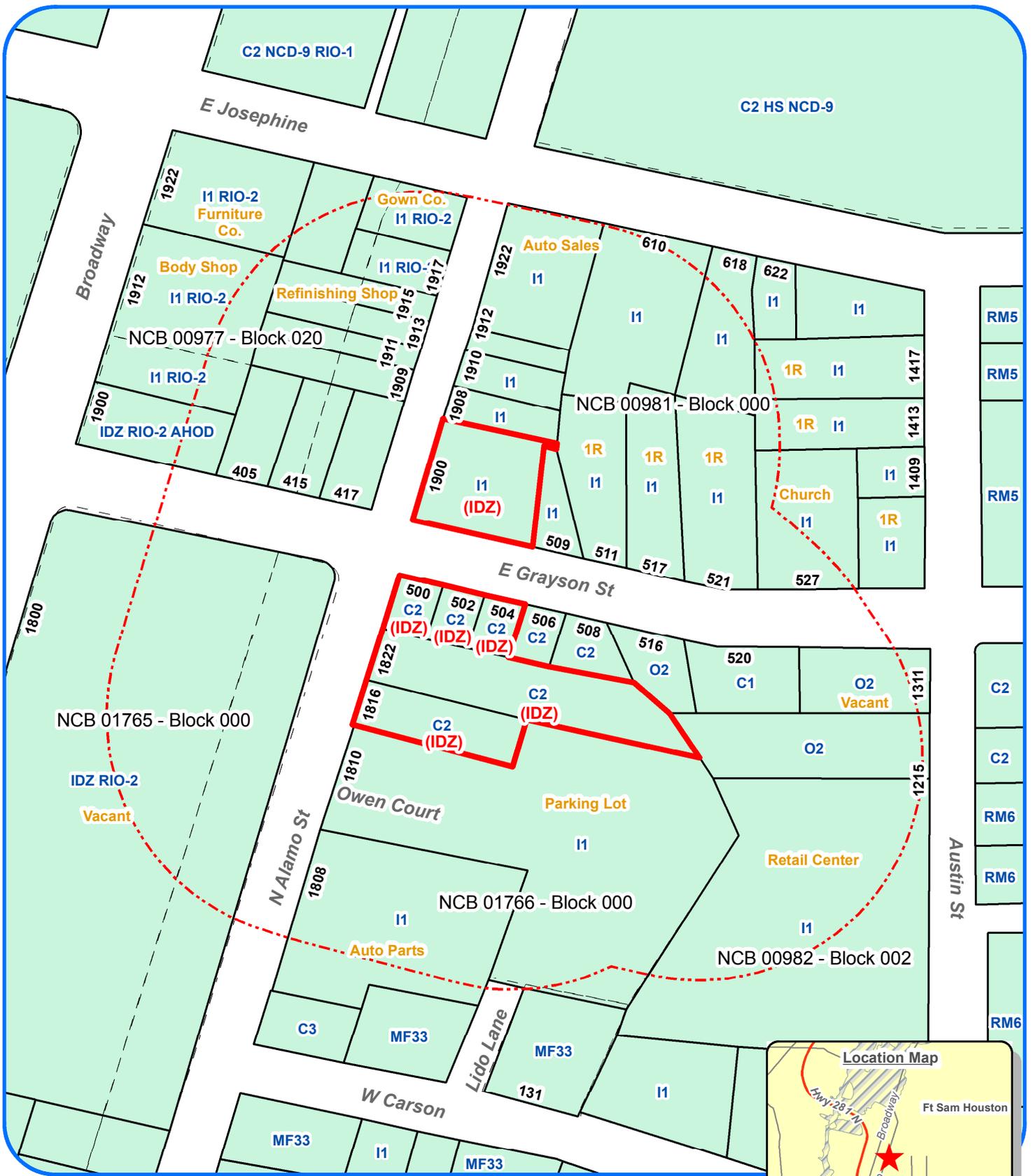
Preservation District and “NP-15” Neighborhood Preservation District on multiple properties located in the Forest Oak, MacArthur Park and Greater Marymont neighborhoods consisting of approximately 300 acres, generally bound by Nacogdoches Road to the North and West, Starcrest Drive to the East and Northeast Loop 410 to the South; the properties are located and will remain within the boundaries of the “AHOD” Airport Hazard Overlay District.

9. **ZONING CASE NUMBER Z2013017 (Council District 4):** A request for a change in zoning from “MI-1 AHOD” Mixed Light Industrial Airport Hazard Overlay District to “MI-2 AHOD” Mixed Heavy Industrial Airport Hazard Overlay District on 72.084 acres out of County Block 4297 on a portion of the 16000 Block of Applewhite Road.
10. **ZONING CASE NUMBER Z2013019 CD (Council District 4):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units on Lot 1, Block 4, NCB 9853, 803 Price.
11. **ZONING CASE NUMBER Z2013020 (Council District 3):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 165 and 166, Block 15, NCB 11111, 313 and 319 Moursund Boulevard.
12. **ZONING CASE NUMBER Z2013022 (Council District 2):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “MF-33” Multi-Family District and “C-2” Commercial District on Lot D, NCB 981, 521 East Grayson Street.
13. **ZONING CASE NUMBER Z2013023 CD (Council District 7):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lots 12, 13, and the west 44 feet of Lot 11, Block 4, NCB 1966, 1745 and 1751 West Woodlawn.
14. **ZONING CASE NUMBER Z2013024 S (Council District 3):** A request for a change in zoning from “C-2 H AHOD” Commercial Mission Historic Airport Hazard Overlay District to “C-2 S H AHOD” Commercial Mission Historic Airport Hazard Overlay District with Specific Use Authorization for a Bingo Parlor on 0.287 of an acre out of Lot 35, NCB 7676 on a portion of 1131 Southeast Military Drive.
15. **ZONING CASE NUMBER Z2013025 (Council District 2):** A request for a change in zoning from “C-2 RIO-1 AHOD” Commercial River Improvement Overlay-1 Airport Hazard Overlay District to “IDZ RIO-1 AHOD” Infill Development Zone River Improvement Overlay-1 Airport Hazard Overlay District with uses permitted in “MF-33” Multi-Family District and “C-2” Commercial District on Lots 5, 6, 7, 8, 9 & 10, NCB 6294, 2013 Broadway.
16. Public hearing and consideration of amendments to the Unified Development Code related to boarding homes.
17. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.

18. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



Zoning Case Notification Plan

Case Z-2013-003

Council District: 2
 Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 00978 BLK 021 Lot W of 1 and NCB 00979 BLK 010 Lot E, w of 9, Lot 8 and Lot W of 7

Legend

- Subject Properties (0.811 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (10/29/2012 - R Martinez)

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013003

Hearing Date: December 4, 2012

Property Owner: Criterion Broadway, L.P. (by W. Pretlow Riddick, President, CPC GP LLC, General Partner; and by M. Timothy Clark, President, Cypress VII GPREIT LLC, General Partner)

Applicant: Criterion Broadway, L.P.

Representative: Kaufman & Killen, Inc.

Location: 500, 502 and 504 East Grayson Street and 1816, 1822 and 1900 North Alamo Street

Legal Description: 0.209 of an acre out of Lots 1 & 2, Block 21, NCB 978; 0.482 of an acre out of Lots 7 and 8, and 0.12 of an acre out of Lot 9, Block 10, NCB 979

Total Acreage: 0.811

City Council District: 2

Case Manager: Osniel Leon, Planner

Case History: This is the third public hearing for this zoning request. This case was continued from the November 6, 2012 and November 20, 2012 meetings.

Proposed Zoning Change

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Bar/Tavern without cover charge 3 or more days per week, Nightclub without cover charge 3 or more days per week, Microbrewery, Hotel, and Studio-sound and recording

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 19, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 24, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 30, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 43

Neighborhood Associations: Government Hill Alliance Neighborhood Association and Downtown Residents Association

Planning Team Members: 10 – Government Hill Neighborhood Plan

Applicable Agencies: None

Property Details

Property History: The subject properties are located within the City Limits as they were recognized in 1938, and were originally zoned "F" Local Retail and "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-2" Commercial District and "I-1" General Industrial District.

Four of the six subject properties are currently developed with residential structures measuring between 600 and 900 square feet in size that were built between 1920 and 1952. The northern-most property includes a small office area and a number of covered areas; while the remaining property is undeveloped. The properties are not platted in their current configurations.

Topography: The properties do not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North and South

Current Base Zoning: "I-1"

Current Land Uses: Single-family residences, undeveloped land, auto sales, refinishing shop, parking lot, auto parts, body shop, furniture store

Direction: West

Current Base Zoning: "IDZ"

Current Land Uses: Apartments (under construction)

Direction: East

Current Base Zoning: "I-1", "O-2", "C-2"

Current Land Uses: Single-family residences, bakery, undeveloped land, retail center, church

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Some of the surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

Transportation

Thoroughfare: East Grayson Street and North Alamo Street

Existing Character: Local Streets; 1 lane in each direction with sidewalks

Proposed Changes: None Known

Public Transit: The nearest VIA bus line is the number 20 line, which operates along Austin and Grayson.

Traffic Impact: The traffic impact analysis (TIA) has been waived because "IDZ" requests are exempt from the requirement.

Parking Information: The "IDZ" Infill Development Zone District eliminates off-street parking requirements.

Dwelling – Multi-Family: Minimum vehicle spaces - 1.5 per unit. Maximum vehicle spaces - 2 per unit.

Bar, lounge, tavern, nightclub, or dance hall: Minimum vehicle spaces – 1 per 100 square feet GSF. Maximum vehicle spaces – 1 per 75 square feet GSF.

Microbrewery: Minimum vehicle spaces – 1 per 2 seats. Maximum vehicle spaces – 1 per 1.5 seats.

Hotel: Minimum vehicle spaces – 0.8 per room plus 1 per 800 square feet of public meeting area and restaurant space. Maximum vehicle spaces – 1 per room plus 1 per 400 square feet of public meeting area and restaurant space.

Studio Sound and Recording: Minimum vehicle spaces: 1 per 300 square feet GFA. Maximum vehicle spaces: 1 per 200 square feet GFA.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject properties are located within the Government Hill Neighborhood Plan area, and are identified as Mixed Use in the Future Land Use component of the Plan. The zoning request is consistent with the adopted land use designation.

According to the Government Hill Neighborhood Plan, Mixed Use allows for a concentrated, well structured and integrated blend of higher density residential, retail, professional services, office, entertainment, and other land uses. Mixed Use is preferred along arterials, preferably in a nodal pattern with proximity to a major transit stop or node.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The "IDZ" zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the "IDZ" district includes design criteria intended to create infill development that is proportional to surrounding development.

3. Suitability as Presently Zoned:

The existing "I-1" zoning is not appropriate for the subject property or the surrounding neighborhood. The industrial zoning is the result of outdated zoning practices that were once common. Current zoning practices would not place industrial zoning in or near established residential neighborhoods.

The "C-2" district may be appropriate for the larger subject properties because it accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares. However, the smaller subject properties are not likely to accommodate parking required in conventional zoning districts.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request. The "IDZ" district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

5. Public Policy:

The request does not appear to conflict with any established public policy.

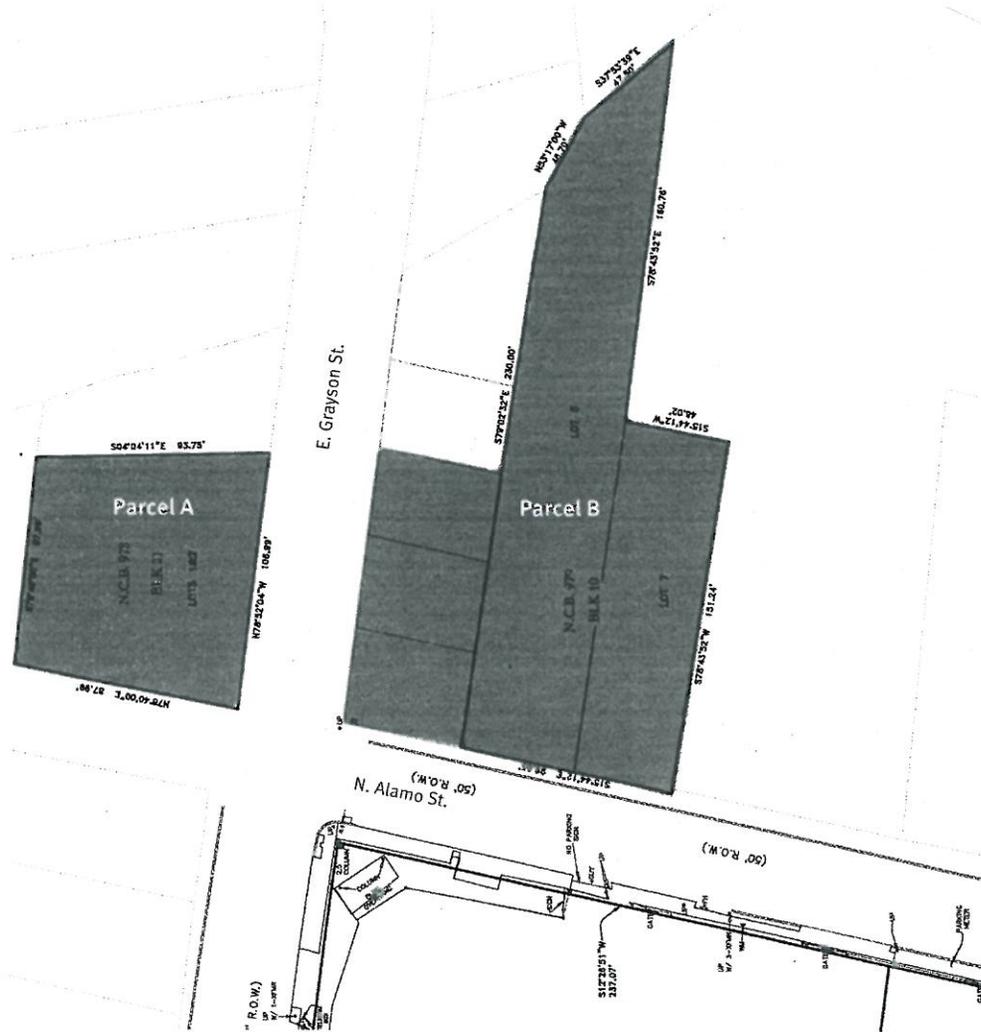
6. Size of Tract:

The subject properties are of sufficient size to accommodate the proposed uses with the flexibility offered by the "IDZ" district.

7. Other Factors:

None

Z2013003



"I, Criterion Broadway, L.P., the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

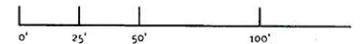
Parcel to be zoned 'IDZ' with uses permitted in 'C-2', multifamily uses not to exceed 76 units per acre, and the additional uses of Bar/Tavern without cover charge 3 or more days per week, nightclub without cover charge 3 or more days per week, microbrewery, hotel, studio - sound and recording."

JHP

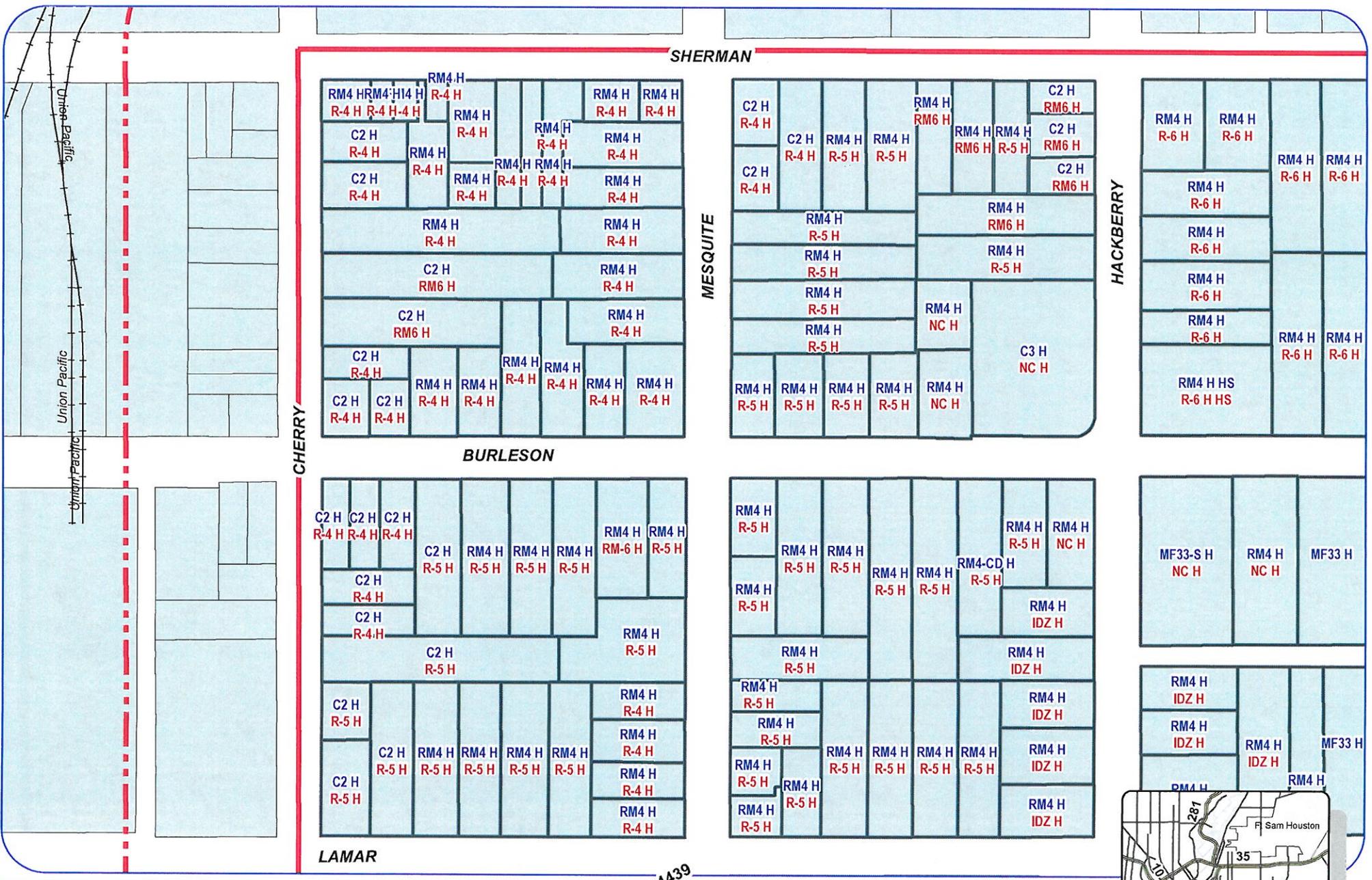
Alamo IDZ Zoning Exhibit
San Antonio, Texas

c d p

Preliminary Site Plan
Scale 1" = 50'-0"



09.27.2012	2012055.00	kl
Copyright © JHP 2012 Not for Regulatory Approval, Permit or Construction. RONALD E. HARWICK Registered Architect of State of Texas, Registration No. 7696		



Zoning Case Notification Plan
Case No. Z2013012 CD

Council District 2
 Scale: 1" approx. = 130 Feet

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).

- Legend**
- Subject Properties ———
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **TEXT**
 - 100-Year DFIRM Floodplain ▨▨▨▨

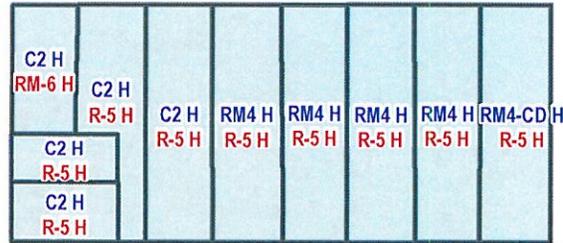


Sheet 1 of 9

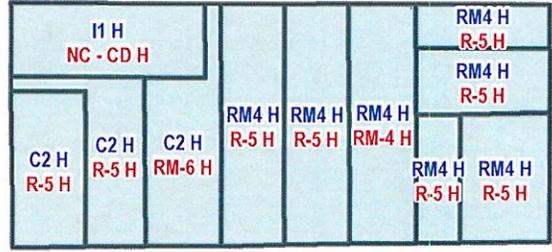


LAMAR

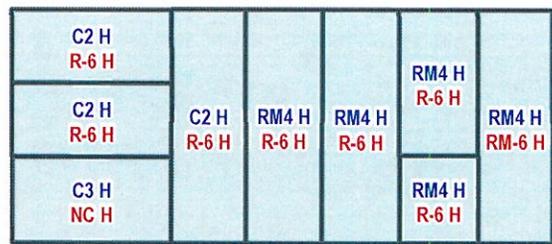
CHERRY



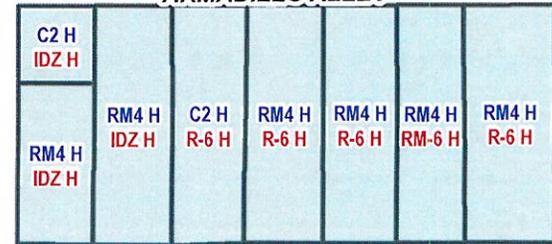
FAYN



HAYS



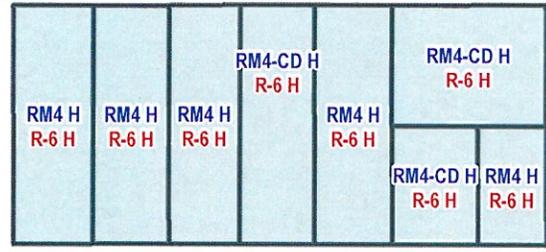
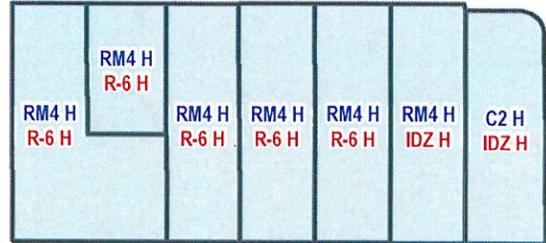
ARMADILLO ALLEY



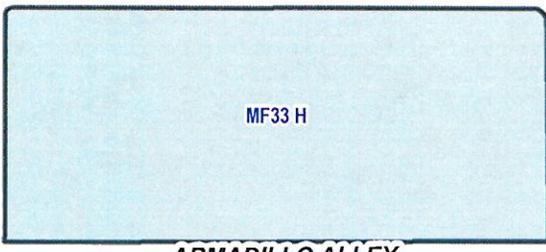
BURNET



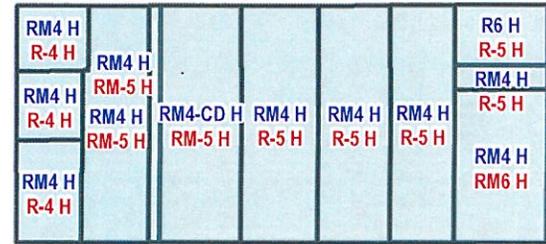
4439



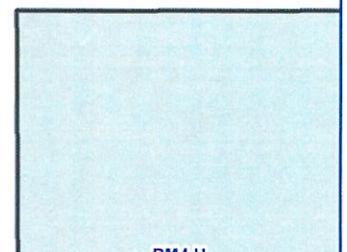
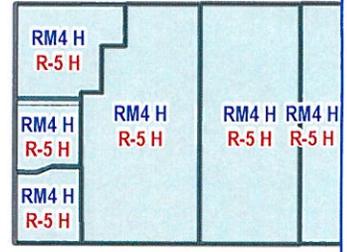
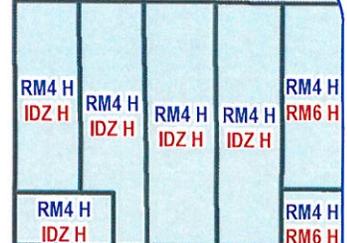
MESQUITE



ARMADILLO ALLEY



HACKBERRY



Zoning Case Notification Plan
Case No. Z2013012 CD

Council District 2
 Scale: 1" approx. = 130 Feet

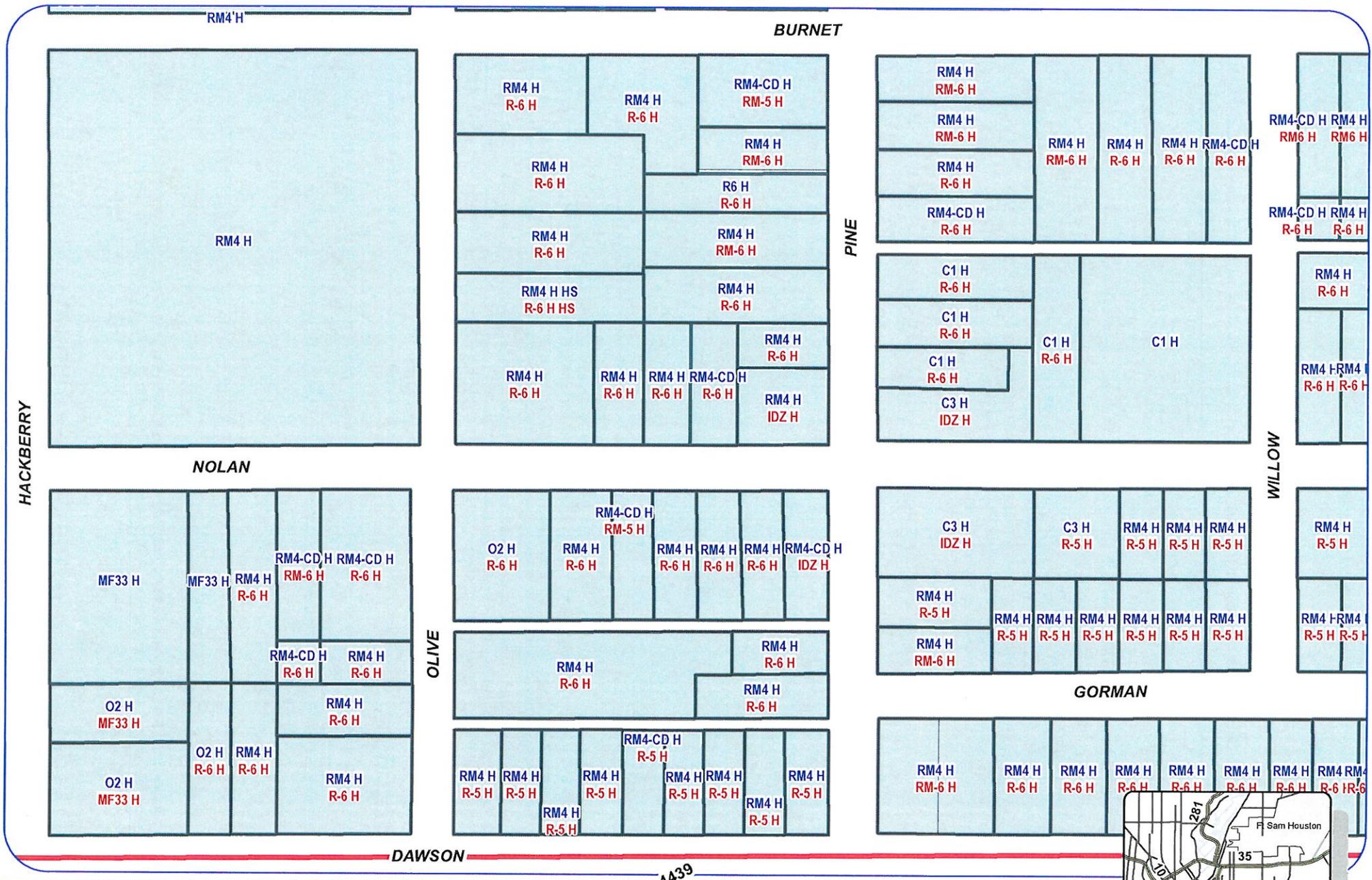
Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).

Legend

- Subject Properties ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year DFIRM Floodplain // // //

Sheet 2 of 9





Zoning Case Notification Plan

Case No. Z2013012 CD

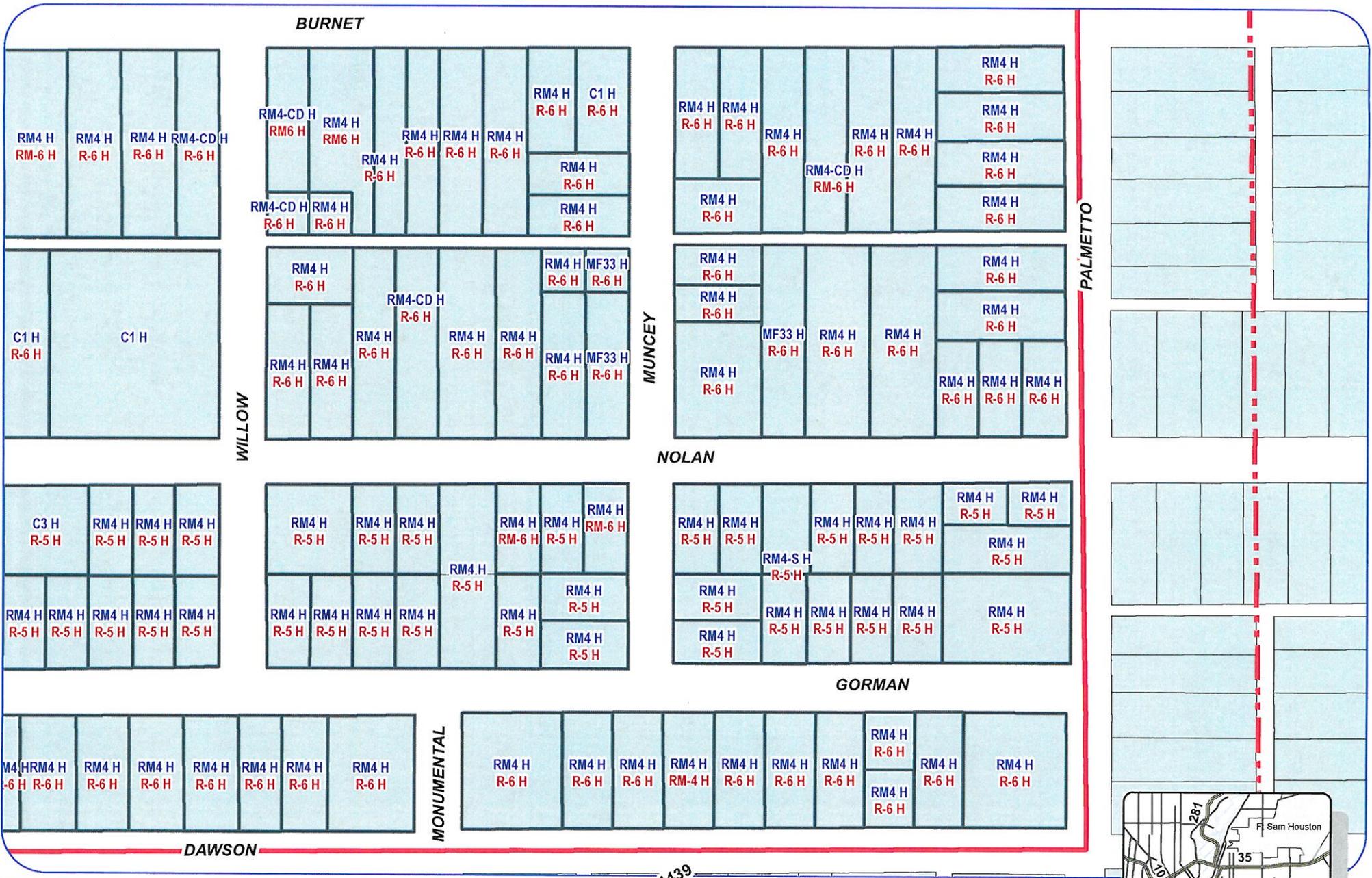
Council District 2
 Scale: 1" approx. = 130 Feet

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).

- Legend**
- Subject Properties ———
 - 200' Notification Area - - - - -
 - Current Zoning TEXT
 - Requested Zoning Change TEXT
 - 100-Year DFIRM Floodplain // // //

Sheet 4 of 9





Zoning Case Notification Plan

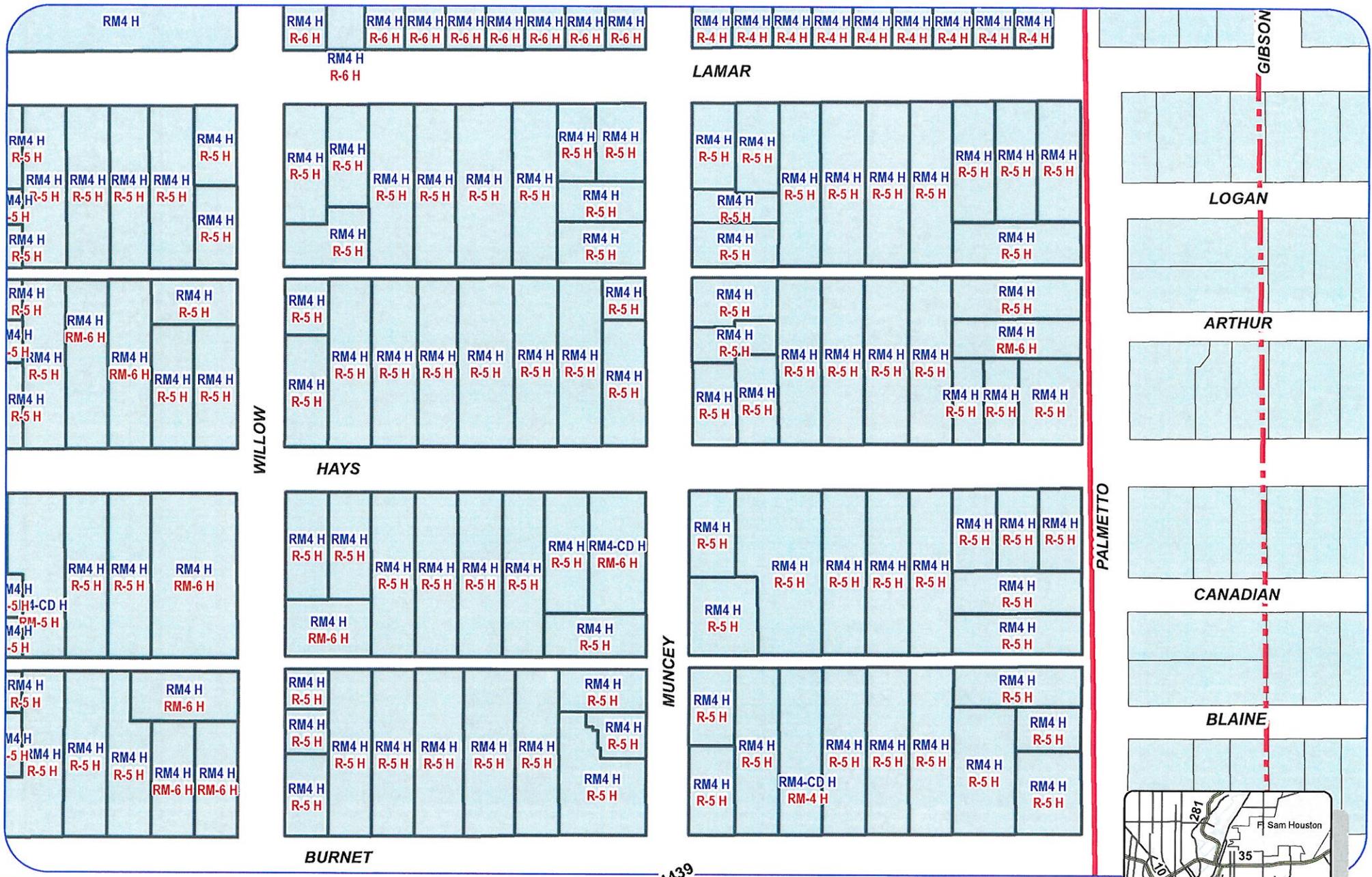
Case No. Z2013012 CD

Council District 2
 Scale: 1" approx. = 130 Feet

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).

- Legend**
- Subject Properties
 - 200' Notification Area
 - Current Zoning TEXT
 - Requested Zoning Change TEXT
 - 100-Year DFIRM Floodplain





Zoning Case Notification Plan

Case No. Z2013012 CD

Council District 2
 Scale: 1" approx. = 130 Feet

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).

- Legend**
- Subject Properties ———
 - 200' Notification Area - - - - -
 - Current Zoning TEXT
 - Requested Zoning Change TEXT
 - 100-Year DFIRM Floodplain ▨▨▨▨





City of San Antonio Planning and Community Development Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013012 CD
Hearing Date: December 4, 2012
Property Owner: Multiple
Applicant: City of San Antonio
Representative: Department of Planning & Community Development
Location: Multiple properties generally located on north of Dawson, east of North Cherry, south of Sheridan, and west of North Palmetto
Legal Description: Multiple
Total Acreage: 140.9
City Council District: 2
Case Manager: John Osten, Sr. Planner
Case History: This is the second hearing; case continued from November 20, 2012 Zoning Commission hearing and it is scheduled for December 6, 2012 City Council hearing

Proposed Zoning Change

Current Zoning: Please see Attachment A

Requested Zoning: Please see Attachment A

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 7, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 30, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property: 639

Owners of Property within 200 feet: 166

Neighborhood Associations: Dignowity Hill Neighborhood Association

Planning Team Members: 23, Dignowity Hill Neighborhood Plan Team

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: This area within the City of San Antonio's municipal boundaries in 1938. In 1984, a large-area rezoning case was initiated by the City (Ordinance No. 70785).

Topography: The subject area is located on a moderately hilly terrain and no physical characteristics that are likely to affect the development and uses.

Adjacent Zoning and Land Uses

Direction:

Current Base Zoning: Varied

Current Land Uses: Varied

Direction:

Current Base Zoning: Varied

Current Land Uses: Varied

Overlay and Special District Information: Airport Hazard Overlay District (AHOD) imposes height restriction near San Antonio International Airport, Stinson Municipal Airport, Kelly Air Force Base and Randolph Air Force Base. Historic Districts (H) areas in which the cultural or archaeological identity, architectural features, or overall character are considered historically significant. Historic Districts often contain one or more buildings, objects, sites, or structures designated as significant or exceptional historic landmarks. Historic Significant (HS) and Historic Exceptional (HE) Districts are landmarks considered most unique in terms of historic, cultural, archeological significance. Demolition would mean an irreplaceable loss to the quality and character of the city.

Transportation

Thoroughfare: North Hackberry

Existing Character: Secondary Arterial Type B; two lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Nolan (east of N Hackberry)

Existing Character: Secondary Arterial Type B; one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 22 and 222 serve this area along Nolan, N Pine and Hays Streets

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: Proposed zoning change will not affect the parking requirement of the uses.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

With the direction from City Council, the Department of Planning and Community Development initiated this rezoning case for properties generally located on north of Dawson, east of North Cherry, south of Sheridan, and west of North Palmetto. The subject area is located within the Dignowity Hill Neighborhood Plan and is currently designated as Low Density Residential in the interior of the rezoning area boundaries and Low Density Mixed Use along Cherry Street and other locations, mainly at the intersections of local streets in the area. The principal purpose of this rezoning case is to reclassify the subject properties in order to make the zoning consistent with the Dignowity Hill Neighborhood Future Land Use Plan.

The subject area consists of 760 properties totaling 140.9 acres. This area is predominantly characterized by single-family residences with the exemption of few high density multi-family structures as well moderate amount of medium density multi-family residences spread out in the area. A study of this area was conducted and found that most of the residential lots have zoning that allows mixed residential uses of greater density than is recommended by the future land use plan. In addition, there are existing commercial lots with overly intense commercial zoning adjacent to, and encroaching into, the surrounding low density residential neighborhoods. Staff is recommending this rezoning proposal in order to be compatible with the surrounding residential uses while also allowing the continuation of established commercial uses.

Staff and the City Council District 2 Office conducted a community open house on May 10, 2012 at Ella Austin Community Center to inform affected property owners of the rezoning proposal. 31 citizens were in attendance. The proposed zoning exhibits were presented to the attendees, along with general information about the rezoning process.

The current proposal is Phase 1 of a three-phase rezoning effort to correct zoning deficiencies in the Dignowity Hill historic neighborhood. The next phases will likely to be considered by Zoning Commission and City Council next year.

2. Adverse Impacts on Neighboring Lands:

Staff found no evidence of likely adverse impacts on neighboring lands in relation to this proposed rezoning case.

3. Suitability as Presently Zoned:

The requested zoning districts would preserve the existing character of single family uses in the neighborhood and promote redevelopment and mixed-use flexibility at strategic locations.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request.

5. Public Policy:

The intent of this rezoning case is to implement the future land use plan for this neighborhood.

6. Size of Tract:

Total is 140.9 acres with various sizes of 760 parcels.

7. Other Factors:

None.

Attachment A

Site	Owner	Current ZoneCode	PropZoneCo
100 ALDER	HEADLEY DEBORAH A	RM4 H	R-5 H
1001 BURNET ST	LUIS ANICETO & ROSA	RM4 H	R-5 H
1001 HAYS ST	JUAREZ REYNALDO & FRANCISCA	RM4 H	R-5 H
1002 BURNET ST	RUCKER BEN E EST OF C/O DANIEL RUCKER	RM4-CD H	R-6 H
1002 HAYS ST	SAUCEDO JESSE J	RM4 H	R-5 H
1002 NOLAN	WILLIAMS VERNA	RM4 H	R-5 H
1003 N HACKBERRY ST	CAUNDER JANIE ET AL	RM4 H	IDZ H
1003 NOLAN	WICKER ESTHER	RM4 H	R-6 H
1005 BURNET ST	RICHARDSON JOHN J	RM4 H	R-5 H
1005 HAYS ST	BROWN ETHEL B EST OF C/O JETTIE SIMS SULLIVAN	RM4 H	R-5 H
1005 NOLAN	WELLS FARGO BANK NA MAC# X7801-014	RM4 H	R-6 H
1006 HAYS ST	SAUCEDO JESSE J & LYDIA A	RM4 H	R-5 H
1007 N HACKBERRY ST	GARCIA TOMAS Y & MARGARET G	RM4 H	IDZ H
1008 BURNET ST	ACUCHE VICTOR MANUEL & DEBORAH	RM4-CD H	R-6 H
1008 N MESQUITE LN	DELGADO HENRY CADENA	RM4 H	R-5 H
1008 NOLAN	DOTSON JACQUELINE E	RM4 H	R-5 H
1009 BURNET ST	ESPINOZA MANUEL J	RM4 H	R-5 H
1009 N MESQUITE LN	ASSOCIATES FINANCIAL SERVICES COMPANY INC	RM4 H	R-4 H
1009 NOLAN	DUHART H & AUDREY LEE	RM4 H	R-6 H
101 ALDER	WALKER GLORIA PEREZ	RM4 H	R-5 H
101 MUNCEY	HANNAH ISADORE & PATRICIA INN	RM4 H	R-5 H
101 WILLOW	ROCHA HERMINIO & JUANITA	RM4 H	R-5 H
1010 BURNET ST	SANCHEZ MELITON D & IRMA M	RM4 H	R-6 H
1010 N CHERRY	SALAS ALICE M	C2 H	R-4 H
1010 N HACKBERRY ST	GUEVARA HECTOR C & IRENE M	RM4 H	IDZ H
1011 DAWSON ST	MARIN FERNANDO	RM4 H	R-6 H
1011 HAYS ST	HARVANTO GLENN & FERRON	RM4 H	R-5 H
1011 N HACKBERRY ST	CAVAZOS OLIVIA	RM4 H	R-5 H
1011 N MESQUITE LN	RAMIREZ NAOMI H & SALAZAR EVELIO	RM4 H	R-4 H
1012 HAYS ST	DANIELS DWAYNE & CHANELL	RM4 H	R-5 H
1012 N CHERRY	GARZA JOSEPH H	RM4 H	R-4 H
1012 N HACKBERRY ST	GOMEZ JOSIE S	RM4 H	IDZ H
1012 N MESQUITE LN	GAITAN MARGARET	RM4 H	R-5 H
1013 N PALMETTO	TOBAR DOMINGO C & ANTONETTE MENDOZA	RM4 H	R-4 H
1014 BURNET ST	MARIN FERNANDO	RM4 H	R-6 H
1014 N CHERRY	GARZA JOSEPH H	RM4 H	R-4 H
1015 BURNET ST	ROJAS EVANGELINA D	RM4 H	R-5 H
1015 DAWSON ST	CARABIN PARTNERS LIMITED	RM4 H	R-6 H
1015 HAYS ST	AREVALO DAVID & PATRICIA	RM4 H	R-5 H
1015 N MESQUITE LN	DELGADO JUSTINO JR	RM4 H	R-4 H
1015 N PALMETTO	COLLINS VELMA J	RM4 H	R-4 H
1015 NOLAN	AGUIRRE SAMUEL A & CASTILLO PHILLIP	RM4 H	R-6 H
1016 N MESQUITE LN	WHITE DOUGLAS W & ERNST PATRICIA J	RM4 H	R-5 H
1016 NOLAN	SANTOY ANTONIO & ERLINDA	RM4 H	R-5 H
1017 HAYS ST	PEREZ HOPE O	RM4 H	R-5 H
1017 N HACKBERRY ST	RENDON ROY	RM4-CD H	R-5 H
1017 N PALMETTO	GRIER ROBERT	RM4 H	R-4 H
1018 BURNET ST	REYES GREGORY V	RM4 H	R-6 H
1018 HAYS ST	HERNANDEZ RUBEN U & EVANGELINA A	RM4 H	R-5 H
1018 N CHERRY	SWENDSEID ESTHER G	RM4 H	R-4 H
1018 N MESQUITE LN	DELGADO MARCELINA EST OF	C2 H	R-4 H
1019 BURNET ST	MEJIA MAGDALENA GUERRERO	RM4 H	R-5 H
1019 N PALMETTO	CASTILLO JOHN R	RM4 H	R-4 H
1019 NOLAN	VALADEZ JUAN M & ROSALINA T	RM4 H	R-6 H
102 ALDER	CHARLES FRANCISCO G	RM4 H	R-5 H
102 BUFORD ALLEY	MOLINA HENRY C EST OF MOLINA LEONORA L/E	RM4 H	R-4 H
102 MUNCEY	BETANCOURT JOEL	RM4 H	R-5 H
1020 BURNET ST	GUERRA SARAH D	RM4 H	R-6 H
1020 NOLAN	SANTOY ANTONIO & ERLINDA	RM4 H	R-5 H
1021 DAWSON ST	SALAZAR INVESTMENT GROUP LLC	RM4 H	R-6 H
1021 N HACKBERRY ST	RODRIGUEZ ROSA PEREZ	RM4 H	NC H
1021 N PALMETTO	CASTILLO JOHN R	RM4 H	R-4 H
1022 HAYS ST	COCHRAN JOSEPH & ALNEDA	RM4 H	R-5 H
1022 N MESQUITE LN	LAGINSKI ROBERT M & VICKI	C2 H	R-4 H
1022 NOLAN	ALI NIGERIA K	RM4 H	R-5 H
1023 BURNET ST	REYNA JOSEPHINE	RM4 H	R-5 H
1023 HAYS ST	GONZALEZ LAURA K TRST ETAL EQUITY TRST CO #64617	RM4 H	RM-6 H

Attachment A

1023 N MESQUITE LN	FONSECA ANA M V	RM4 H	R-4 H
1023 NOLAN	SHEPPARD MARY I	RM4 H	R-6 H
1024 BURNET ST	HELLMAN TRINIE	RM4 H	R-6 H
1024 N CHERRY	HERNANDEZ YOLANDA	RM4 H	R-4 H
1025 DAWSON ST	GLAS TEACH INVESTMENTS LLC	RM4 H	R-6 H
1025 HAYS ST	ZUNIGA EUSTACIO A & ORALIA	RM4 H	RM-6 H
1026 HAYS ST	LOREDO JESUSA ET AL	RM4 H	R-5 H
1026 N CHERRY	ARIZMENDI JUANA	C2 H	R-4 H
1026 NOLAN	ARISPE CAROLINA	RM4 H	R-5 H
1027 BURNET ST	GUERRA RANDY J	RM4 H	R-5 H
1027 N MESQUITE LN	HERNANDEZ ANTONIO & IMELDA CERBANTES	RM4 H	R-4 H
1027 NOLAN	BRYANT HELEN DORIS FAGAN ROOSEVELT	MF33 H	R-6 H
1029 DAWSON ST	DELACRUZ GUADALUPE & OLGA BARA	RM4 H	R-6 H
1029 HAYS ST	COCHRAN NATHANIEL & LOUISA	RM4 H	RM-6 H
1029 NOLAN	MR LINLEY REAL ESTATE INVESTMENTS LLC	MF33 H	R-6 H
103 MUNCEY	EASLEY MINNIE L EST OF C/O LOIS EASLEY	RM4 H	R-5 H
1030 BURNET ST	LUNA ADELA ANN	RM4 H	R-6 H
1030 HAYS ST	STEWART VICTOR	RM4 H	R-5 H
1033 DAWSON ST	SPEARS ELDIE C/O LEROY MOORE	RM4 H	R-6 H
1033 HAYS ST	STEWART GLORIA M & MANUELA	RM4 H	RM-6 H
1034 HAYS ST	PETERGAL JOE & SALLY	RM4 H	R-5 H
1037 DAWSON ST	JACKSON ANNIE G	RM4 H	R-6 H
104 MUNCEY	PRESSWOOD IRMA ETAL	RM4 H	R-5 H
105 MUNCEY	ROBERTSON WILLIAM J & MARY	RM4 H	R-5 H
1101 BURNET ST	ORTIZ DORA S L/E CORONADO EDWARD & MARY	RM4 H	R-5 H
1101 NOLAN	GRADY MEMORIAL CHURCH OF GOD IN CHRIST INC	MF33 H	R-6 H
1102 BURNET ST	ACOSTA JO ANN	RM4 H	R-6 H
1102 N HACKBERRY ST	HINTON NETTIE PATRICIA	RM4 H	R-6 H
1102 NOLAN	GRADY MEMORIAL CHURCH OF GOD IN CHRIST INC	RM4 H	R-5 H
1103 N OLIVE ST	MORAN CARLOS JESUS SR & GUADALUPE D	RM4 H	R-6 H
1104 NOLAN	DUKE CALVIN M	RM4 H	R-5 H
1106 BURNET ST	HERRERA MARTHA D	RM4 H	R-6 H
1107 BURNET ST	MONARCH LUMBER CO INC	RM4 H	R-5 H
1107 N OLIVE ST	REYES MARIA V	RM4 H	R-6 H
1107 N PINE	SANCHEZ RONALD ALVA C/O ELIDA A URESTI	RM4 H	RM-5 H
1109 BURNET ST	TURNER TROY	RM4-CD H	RM-4 H
1109 N PINE	ALONZO DOLORES H & GEORGE C	RM4 H	RM-5 H
1109 NOLAN	HICE RICHARD & CAROLYN	RM4 H	R-6 H
111 GORMAN ST	REYES JUAN M & HELEN	RM4 H	RM-6 H
1110 BURNET ST	SCOTT MICHAEL D & BEALE REGINA S	RM4-CD H	RM-6 H
1110 NOLAN	NOBLE SUMMER	RM4 H	R-5 H
1111 N HACKBERRY ST	M & M HACKBERRY LLC	C3 H	NC H
1112 BURNET ST	HAMMONDS DAN R	RM4-CD H	RM-6 H
1114 N HACKBERRY ST	ESPARZA ALICIA	RM4 H	R-6 H
1114 NOLAN	JACKSON MARY ETHEL	RM4 H	R-5 H
1115 BURNET ST	MUNOZ OFELIA	RM4-CD H	RM-4 H
1115 N OLIVE ST	GUERRERO MARCO A	RM4 H	R-6 H
1115 N OLIVE ST	GUERRERO MARCO A & DALIA	RM4 H	R-6 H
1115 N PALMETTO	BEXAR COUNTY	RM4 H	R-5 H
1115 N PINE	ZIGA FELIX J JR	RM4 H	RM-5 H
1115 NOLAN	WASHINGTON LLOYD & NATTIE	RM4 H	R-6 H
1116 N PINE	RODRIGUEZ MARIO ALBERTO & ADRIANA	RM4 H	R-5 H
1117 N HACKBERRY ST	DELGADO FRANCES	C3 H	NC H
1117 N PALMETTO	BARBA JESS A & IRENE C	RM4 H	R-5 H
1118 N HACKBERRY ST	RIVERA JO ANN	RM4 H	R-6 H
1118 N PINE	PARAMO JOSE F & BASILIA	RM4 H	R-5 H
1118 NOLAN	STAFFORD JESSIE	RM4 H	R-5 H
1119 BURNET ST	WIZ INVESTMENTS	RM4 H	R-5 H
1119 N OLIVE ST	MCCARTHY TIMOTHY	RM4 H	R-6 H
1119 N PALMETTO	BARBA JESSE A & RACHEL	RM4 H	R-5 H
1119 N PINE	RODRIGUEZ JOAQUIN LUIS	RM4 H	R-6 H
1120 BURNET ST	OLAUSON KELLY	RM4-CD H	RM-6 H
1121 N HACKBERRY ST	RAMIREZ ROGELIO	C2 H	RM6 H
1121 N OLIVE ST	MEREDITH GLENN C	RM4 H	R-6 H
1122 BURNET ST	ANTHONY GEORGE	RM4 H	R-6 H
1122 N HACKBERRY ST	GUADIANA VIRGINIA	RM4 H	R-6 H
1122 N PINE	TREVINO ROSENDA G	RM4 H	R-5 H
1122 NOLAN	LOUD CARMEN & DONALD RAY	RM4 H	R-5 H

Attachment A

1123 BURNET ST	FURMAN PROPERTIES INC	RM4 H	R-5 H
1123 N HACKBERRY ST	HARDEE MARY ELLEN & MANUEL I CAMPAS	C2 H	RM6 H
1123 N PINE	SALAZAR JUANITA	RM4 H	R-6 H
1123 NOLAN	JONES ARNELL C	RM4 H	R-6 H
1124 N OLIVE ST	GARCIA VINCENT DEPAUL	RM4 H	R-6 H
1124 N PINE	MCCRACKEN PATRICIA H	RM4 H	R-5 H
1125 N OLIVE ST	BROWN MARY E	RM4 H	R-6 H
1126 NOLAN	TORRES MARIA F	RM4 H	R-5 H
1127 BURNET ST	NEGRETE ELIAS	RM4 H	R-5 H
1127 N HACKBERRY ST	GUAJARDO J ANTHONY EST OF GUAJARDO ROZI P	C2 H	RM6 H
1127 N PINE	SANCHO PETRA R	RM4 H	R-6 H
1127 NOLAN	VIDAL CARLOS J & CHRISTINE J	RM4 H	R-6 H
1127 PALMETTO	GARCIA LUPE G	RM4 H	R-5 H
1129 N HACKBERRY ST	CERVERA JESUS	C2 H	RM6 H
1130 N PINE	RIVERA ABELINO & ERNESTINA	RM4 H	R-5 H
1131 NOLAN	VIDAL CARLOS J & CHRISTINE J	RM4 H	R-6 H
1133 BURNET ST	MURPHY MARIA M	RM4 H	R-5 H
1133 N PINE	SAUCEDO SERGIO	RM4 H	R-6 H
1135 NOLAN	JOYCE CHRISTINE	RM4 H	R-6 H
115 GORMAN ST	LOUREY TERESA & ROSA OWENS	RM4 H	RM-6 H
116 BUFORD ALLEY	EMBREY BRUCE E	RM4 H	R-4 H
116 GORMAN ST	OWENS ELISHA SR	RM4 H	R-6 H
117 BUFORD ALLEY	KIRK LARRY E	RM4 H	R-4 H
118 BUFORD ALLEY	GUTIERREZ MARCELINO R & LINDA	RM4 H	R-4 H
119 BUFORD ALLEY	BEXAR COUNTY	RM4 H	R-4 H
119 GORMAN ST	GUTIERREZ DOLORES	RM4 H	R-5 H
121 BUFORD ALLEY	EMBREY BRUCE E	RM4 H	R-4 H
122 GORMAN ST	GHAMARIAN YUSEF	RM4 H	R-6 H
123 BUFORD ALLEY	BALDERRAMA ALICIA	RM4 H	R-4 H
123 GORMAN ST	CASTILLO DORA ELENA	RM4 H	R-5 H
124 BUFORD ALLEY	LOPEZ TRINIDAD T	RM4 H	R-4 H
125 BUFORD ALLEY	CANO MANUEL & AGUSTINA	RM4 H	R-4 H
127 GORMAN ST	HUIZAR CRECENCIO B REV/TR	RM4 H	R-5 H
131 GORMAN ST	THOMAS MARY WALKER	RM4 H	R-5 H
132 GORMAN ST	SAPENTER RICHARD H & ET UX	RM4 H	R-6 H
136 GORMAN ST	ROCHA HERMINIO R	RM4 H	R-6 H
203 GORMAN ST	CARTER CHARLES & MOUNTAIN RIVER PROPERTIES LLC	RM4 H	R-5 H
204 GORMAN ST	ROCHA PABLO P & SUSANA J	RM4 H	R-6 H
206 SHERMAN ST	PENA MARY	C2 H	R-4 H
206 WILLOW	MENDOZA PALOMA ALEJANDRA	RM4 H	R-6 H
207 GORMAN ST	HERNANDEZ RAIMUNDO	RM4 H	R-5 H
208 SHERMAN ST	HANSEN JERRY & WILHELMINA	C2 H	R-4 H
210 MUNCEY	OLIVARES CARLOS R & GUADALUPE G	MF33 H	R-6 H
210 SHERMAN ST	CHARIS INVESTMENTS INC	C2 H	R-4 H
211 GORMAN ST	GUEVARA FRANCISCO JAVIER	RM4 H	R-5 H
212 SHERMAN ST	PATINO FELIPE M & JESUSA G	RM4 H	R-4 H
212 SHERMAN ST 1	GOMEZ RAFAEL & ROSALVA S	RM4 H	R-4 H
214 MUNCEY	REYNA CARLOS	MF33 H	R-6 H
214 SHERMAN ST	MARTINEZ HIPOLITO & MARGARITA CECILIA	RM4 H	R-4 H
214 SHERMAN ST 1	MACIAS ALEJANDRO	RM4 H	R-4 H
215 ALDER	PEREZ OMAR GABRIEL	RM4 H	R-5 H
215 GORMAN ST	SANTOY ANTONIO & ERLINDA	RM4 H	R-5 H
215 MUNCEY	RAYGOZA JAQUELINE	MF33 H	R-6 H
216 SHERMAN ST	CARDENAS CYNTHIA	RM4 H	R-4 H
218 SHERMAN ST	BEXAR COUNTY	RM4 H	R-4 H
219 GORMAN ST	SANTOY ANTONIO & ERLINDA	RM4 H	R-5 H
220 MUNCEY	GLORIA JESUS D & NANCY I	RM4 H	R-6 H
221 MUNCEY	JANANTO LESTER	RM4 H	R-6 H
222 SHERMAN ST	SURA FAMILY INVESTORS LLC	RM4 H	R-4 H
223 GORMAN ST	BEXAR COUNTY	RM4 H	R-5 H
225 MUNCEY	COLLINS TALFRED C ETAL	RM4 H	R-6 H
228 SHERMAN ST	HERNANDEZ RUDY RAMIREZ	RM4 H	R-4 H
232 SHERMAN ST	GARCIA FILOMENO C C/O CRISPINA G BURCIAGA	RM4 H	R-4 H
234 WILLOW	TOSCANO GENE	RM4-CD H	R-6 H
301 BURLESON ST	FRANCO GEORGE & ANITA D	C2 H	R-4 H
301 LAMAR	SORIANO OSCAR & ROSA	C2 H	R-5 H
302 BURLESON ST	GONZALEZ MAURO C	C2 H	R-4 H
302 LAMAR	CAMPELL JAMES R & SHAWN M	C2 H	RM-6 H

Attachment A

302 SHERMAN ST	GONZALES TERESD	C2 H	R-4 H
305 BURLESON ST	MURGUIA RICHARD	C2 H	R-4 H
305 LAMAR	CASIAS RICKY G	C2 H	R-5 H
306 BURLESON ST	GUERRERO BERTHA B	C2 H	R-4 H
306 LAMAR	GARCIA SIXTO & JUANA	C2 H	RM-6 H
306 SHERMAN ST	MI CASA-TU CASA PROPERTIES	C2 H	R-4 H
306 WILLOW	SWAPS II INC	RM4 H	R-5 H
307 MUNCEY	ESPARZA MARICELA & MARIA EUGENIA RODRIGUEZ	RM4 H	R-5 H
308 BURLESON ST	GUERRERO BERTHA B	C2 H	R-4 H
308 LAMAR	ALANIS GERARDO M	C2 H	R-5 H
308 WILLOW	JENKINS JAMES EUGENE	RM4 H	R-5 H
309 GORMAN ST	PRESSWOOD IRMA ETAL	RM4 H	R-5 H
309 WILLOW	ALONZO REMIGIO V & ROSALINDA P	RM4 H	R-5 H
310 SHERMAN ST	FONSECA ANA MARIA	RM4 H	R-5 H
311 BURLESON ST	ALLEN MARTIN	C2 H	R-4 H
311 GORMAN ST	CARROLL DORA F	RM4 H	R-5 H
311 LAMAR	CASIAS MARY	RM4 H	R-5 H
311 MUNCEY	ROCHA CYNTHIA A & TERESA M	RM4 H	R-5 H
312 BURLESON ST	CHAPMAN DANNY R JR & ANNA C SIFUENTES	C2 H	R-4 H
312 WILLOW	SANCHEZ LUIS & CAROLINA	RM4 H	RM-6 H
314 LAMAR	CARVAJAL DANIEL C	C2 H	R-5 H
314 MUNCEY	PEREZ ANTONIO	RM4 H	R-5 H
314 SHERMAN ST	CASILLAS JOHNNY	RM4 H	RM6 H
315 GORMAN ST	ABELAR CARLOS	RM4 H	R-5 H
315 LAMAR	CASIAS RICKY G	RM4 H	R-5 H
316 BURLESON ST	UNKNOWN	RM4 H	R-5 H
316 GORMAN ST	ACOSTA ROSA L	RM4 H	R-6 H
317 GORMAN ST	REYES HERLINDA & ROBERT	RM4 H	R-5 H
317 LAMAR	GUERRA ADOLPH O JR & MANUELA Z	RM4 H	R-5 H
318 LAMAR	GONZALES REYMUNDO T L/E GONZALES ISABEL S	RM4 H	R-5 H
318 SHERMAN ST	STAGECOACH LLC	RM4 H	RM6 H
319 BURLESON ST	GARZA JOE H	RM4 H	R-4 H
320 BURLESON ST	TREVINO WILLIE S	RM4 H	R-5 H
320 GORMAN ST	NERIO FRANCISCO F & IRMA P	RM4 H	R-6 H
321 BURLESON ST	MALDONADO ROBERTA & PUENTE RENO JOSEPH	RM4 H	R-4 H
321 LAMAR	BARBA CONSUELO R	RM4 H	R-4 H
321 MUNCEY	DE LA ROSA JOSE C & ANGELA	RM4-CD H	RM-6 H
322 LAMAR	MAYES ISABEL C	RM4 H	R-5 H
322 SHERMAN ST	STAGECOACH LLC	RM4 H	RM6 H
323 BURLESON ST	MALDONADO ROBERTA & PUENTE RENO JOSEPH	RM4 H	R-4 H
324 BURLESON ST	ALVARADO DAVID SANCHEZ	RM4 H	R-5 H
325 BURLESON ST	OLIVARES CARMEN J & AQUILES	RM4 H	R-4 H
326 LAMAR	FOUNTANO JOHNNY C	RM4-CD H	R-5 H
326 MUNCEY	SANDOVAL ORALIA	RM4 H	R-5 H
326 SHERMAN ST	HARDEE MARY ELLEN & MANUEL I CAMPAS	RM4 H	RM6 H
328 BURLESON ST	CHAUVIN MARIA D	RM4 H	R-5 H
330 LAMAR	CARLIN SUSAN & KILIC UGUR	RM4-CD H	R-5 H
331 BURLESON ST	MARTINEZ MICHAEL	RM4 H	R-4 H
334 BURLESON ST	LOZOYA MARIA D	RM4 H	R-5 H
402 BURLESON ST	SANCHEZ JAQUELINE M	RM4 H	R-5 H
402 LAMAR	ORTA JESSE	RM4 H	R-6 H
402 SHERMAN ST	HANSEN JERRY E & WILHELMINA	RM4 H	R-6 H
403 BURLESON ST	LOPEZ MARIA A	RM4 H	R-5 H
403 LAMAR	SURMAN RONALD W & DARRYL R	RM4 H	R-5 H
405 HAYS ST	PEREZ ALICE R	C2 H	R-5 H
406 LAMAR	ORTA JESSE	RM4 H	R-6 H
407 BURLESON ST	DELGADO ESTELLA	RM4 H	R-5 H
407 LAMAR	GARCIA ESTEPHAN JR	RM4 H	R-5 H
408 BURLESON ST	FLORES JEANETTE	RM4 H	R-5 H
408 MUNCEY	PONCE PETER & DEPONCE LELIN MABEL	RM4 H	R-5 H
409 HAYS ST	SAUCEDA ROSALIA VARGAS	C2 H	R-5 H
410 SHERMAN ST	FONSECA CHANTELL	RM4 H	R-6 H
411 BURLESON ST	DELGADO SOFIA	RM4 H	R-5 H
411 LAMAR	ORTA JESSE	RM4 H	R-5 H
411 MUNCEY	KOLMANSBERGER MARIA E	RM4 H	R-5 H
412 BURLESON ST	FRAIRE OSCAR ESTEVAN JR	RM4 H	R-5 H
412 HAYS ST	MATCHMAKER PROPERTIES LLC	C2 H	R-6 H
412 MUNCEY	BROWN MICHAEL G	RM4 H	R-5 H

Attachment A

414 BURLESON ST	HLR RESTORATION	RM4 H	R-5 H
414 LAMAR	SORIANO ROSA	RM4 H	R-6 H
414 SHERMAN ST	POLK CLAUDE CLIFTON L/TR	RM4 H	R-6 H
415 BURLESON ST	DELGADO SOFIA	RM4 H	R-5 H
415 HAYS ST	ACEVEDO BENITO & SONIA IVONNE	RM4 H	R-5 H
415 WILLOW	WATSOR DALTON L	RM4 H	R-5 H
416 LAMAR	THOMPSON MAGGIE MAE	RM4 H	R-6 H
416 SHERMAN ST	ALMANZA MICHAEL & ELDA	RM4 H	R-6 H
416 WILLOW	RIVAS RAUL & MARY C	RM4 H	R-5 H
417 LAMAR	SURMAN RONALD W & DARRYL R	RM4 H	R-5 H
417 WILLOW	ESPINOZA RAFAEL	RM4 H	R-5 H
418 BURLESON ST	MCNEEL LEWIS M & STOLHANDSKE BEKAH A	RM4-CD H	R-5 H
418 HAYS ST	VALADEZ BEATRICE P	C2 H	R-6 H
418 MUNCEY	GARZA JOSE H & MARIA A	RM4 H	R-5 H
418 WILLOW	JAMES HELON	RM4 H	R-5 H
419 BURLESON ST	M & M HACKBERRY LLC	C3 H	NC H
419 BURLESON ST 1	M & M HACKBERRY LLC	C3 H	NC H
419 HAYS ST	VERA RODOLFO & GUILLERMINA L/E ACEVEDO SONIA	RM4 H	R-5 H
419 LAMAR	ALFARO CARLOS & PAULA G	RM4 H	R-5 H
419 MUNCEY	MUNOZ SATURNINO	RM4 H	R-5 H
420 LAMAR	LAWSON BESSIE MAE	RM4 H	IDZ H
421 HAYS ST	ALCARAZ ANDRES L & MARIA R	RM4 H	R-5 H
422 HAYS ST	NEWMAN STEVE & JODY	RM4 H	R-6 H
422 MUNCEY	LEIJA JUAN	RM4 H	R-5 H
422 SHERMAN ST	CORRALES ELIZABETH T & JOHNNY	RM4 H	R-6 H
423 LAMAR	CHAVEZ JOSE RODRIGUEZ	RM4 H	IDZ H
423 MUNCEY	DELA CRUZ GUDALUPE	RM4 H	R-5 H
424 BURLESON ST	JACOB FABIEN	RM4 H	R-5 H
424 LAMAR	SAN TEX LUMBER CO LTD	C2 H	IDZ H
426 HAYS ST	CAVAZOS OLIVIA F	RM4 H	R-6 H
427 ARMADILLO ALLEY	ESPINOZA GUADALUPE	RM4 H	R-6 H
427 HAYS ST	HOPE DAVID	RM4 H	R-5 H
428 BURLESON ST	PERUSQUIA BEATRIZ G & MARIO R	RM4 H	NC H
430 LAMAR	EXPRESS ENTERPRISE INVESTMENTS INC	C2 H	IDZ H
431 HAYS ST	HOPE DAVID	RM4 H	R-5 H
432 BURLESON ST	RODRIGUEZ CHRISTINA	RM4 H	NC H
432 HAYS ST	ARROYO ALBERTO G & ORTIZ ELIZABETH M	RM4 H	R-6 H
434 SHERMAN ST	ELIZALDE ABEL M	RM4 H	R-6 H
501 HAYS ST	BROWN EVELYN A	RM4 H	R-6 H
502 BURLESON ST	IGLESIA PRINCIPE DE SALEM-GOD IS LOVE INC	MF33-S H	NC H
502 BURNET ST	CITY OF SAN ANTONIO	RM4 H	R-6 H
502 LAMAR	GARCIA FRANCISCO J & TEODORA VARELA	RM4 H	IDZ H
502 N CHERRY	LARA ALICE L	RM4 H	R-4 H
502 SHERMAN ST	GARCIA VINCENT DEPAUL	RM4 H	R-6 H
503 BURNET ST	ST JOSEPHS CHURCH (FATIMA CENTER)	RM4 H	IDZ H
503 N MESQUITE	GUERRA ANGELA	RM4 H	R-6 H
503 NOLAN	CITY OF SAN ANTONIO	RM4 H	R-6 H
504 LAMAR	MCNEAL WILLIE M ETAL C/O PAUL V MCNEAL JR	RM4 H	IDZ H
504 N CHERRY	CITY OF SAN ANTONIO	RM4 H	R-4 H
506 LAMAR	GOMEZ ALICIA F	RM4 H	IDZ H
506 N CHERRY	DOMINIQUE KENNETH G	RM4 H	R-4 H
506 N CHERRY 1	CITY OF SAN ANTONIO	RM4 H	R-4 H
506 N MESQUITE LN	WILLIAMS OLIVER R	RM4 H	R-4 H
506 NOLAN	HILLIARD GEORGE D & YVONNE	RM4 H	R-6 H
506 SHERMAN ST	GONZALES DANTE H & ESDRA	RM4 H	R-6 H
507 BURNET ST	ST JOSEPHS CHURCH (FATIMA CENTER)	C2 H	R-6 H
507 HAYS ST	MCCRAY MONIQUE	RM4 H	R-6 H
507 N MESQUITE LN	GALVEZ RODOLFO	RM4 H	R-6 H
507 NOLAN	CITY OF SAN ANTONIO	RM4 H	R-6 H
507 NOLAN	MARINO TOM	RM4 H	R-6 H
508 BOOKER ALLEY	RODRIGUEZ RUBEN L	C1 H	R-4 H
508 LAMAR	CORTEZ VALERIE	RM4 H	IDZ H
508 N CHERRY	SORRELL WILLIE B	C1 H	R-4 H
508 N CHERRY 1	CITY OF SAN ANTONIO	C1 H	R-4 H
509 BURLESON ST	HINTON NETTIE PATRICIA	RM4 H HS	R-6 H HS
509 DAWSON ST	SERRATA MARCUS A	RM4 H	R-4 H
509 LAMAR	MALDONADO JULIA	RM4 H	IDZ H
509 NOLAN	MARINO TOM	RM4 H	R-6 H

Attachment A

510 BOOKER ALLEY	QUALITY HOMES LLC	RM4 H	R-4 H
510 MUNCEY	ESPERICUETA ANTONIO & OLGA	RM4 H	R-4 H
510 N CHERRY	CITY OF SAN ANTONIO	C1 H	R-4 H
510 NOLAN	CARTER ALETHA D	RM4 H	R-6 H
510 SHERMAN ST	GONZALEZ MARIA E	RM4 H	R-6 H
511 BURNET ST	BARBA EFFRAIN	C2 H	R-6 H
511 DAWSON ST	RANGEL ELSA	RM4 H	R-4 H
511 HAYS ST	MCCRAY MONIQUE L	RM4 H	R-6 H
511 LAMAR	GOMEZ J JAIME	RM4 H	IDZ H
512 BOOKER ALLEY	GUAJARDO JOE A	RM4 H	R-4 H
512 N CHERRY	YOUNG STEVEN P	C1 H	R-4 H
512 N MESQUITE LN	DAVIS-BISHOP LLC	RM4 H	R-4 H
514 N MESQUITE LN	DAVIS-BISHOP LLC	RM4 H	R-4 H
514 SHERMAN ST	LOZOYA ARNULFO & MARIA	RM4-CD H	RM-5 H
515 BURLESON ST	RODRIGUEZ GUSTAVO	RM4 H	R-6 H
515 BURNET ST	SALAS STELLA LOUISE	C2 H	R-6 H
515 DAWSON ST	VICTORY PCH LLC	RM4 H	R-4 H
515 HAYS ST	FRANKLIN ELIZABETH A & SMITH DONALDA	RM4 H	R-6 H
515 MUNCEY	TRUJILLO PEDRO V	RM4 H	R-6 H
515 N MESQUITE LN	WORLD CUP INVESTMENTS LLC	C1 H	RM-6 H
515 NOLAN	WRENWOOD PROPERTIES L P	RM4 H	R-6 H
516 NOLAN	FARINO JETHER C	RM4 H	R-6 H
516 WILLOW	HERNANDEZ ERNEST	RM4 H	R-6 H
517 BURLESON ST	SIFUENTES SANTIAGO M III	RM4 H	R-6 H
517 BURNET ST	MARTINEZ CARLOS CISNEROS	RM4 H	RM-6 H
518 BURNET ST	CITY HOUSING LTD	RM4 H	R-6 H
518 N CHERRY	HILLIARD GEORGE D & YVONNE	RM4 H	R-6 H
518 N CHERRY	CITY OF SAN ANTONIO	RM4 H	R-6 H
518 N MESQUITE LN	KOB MELODY	RM4 H	R-4 H
518 SHERMAN ST	LOZOYA ARNULFO M & MARIA DE JESUS	RM4-CD H	RM-5 H
518 WILLOW	PLATA IRMA	RM4 H	R-6 H
519 MUNCEY	MILLER WILLIAM DEREK	RM4 H	R-6 H
519 NOLAN	GOMEZ MIGUEL	RM4 H	R-6 H
520 NOLAN	BARBA GLORIA D & DELEON ESTEVAN & ANTONIO	RM4 H	R-6 H
521 DAWSON ST	QUALITY HOMES LLC	RM4 H	R-6 H
521 HAYS ST	VEGA ELOISA	RM4-CD H	R-6 H
522 BURNET ST	MARTINEZ CARLOS S & MITZI	RM4 H	R-6 H
522 N MESQUITE LN	MARSH DAVID & MESLISSA	RM4 H	R-4 H
523 BURNET ST	WAGNER TRAVIS & STEPHANIE L	RM4 H	RM-6 H
523 HAYS ST	CASTILLEJA VERONICA FLORES	RM4-CD H	R-6 H
524 NOLAN	BARBA FELIX JR & GLORIA	RM4 H	R-6 H
525 NOLAN	IBG ENTERPRISES LLC C/O LK O'NEILL	RM4 H	R-6 H
525 NOLAN 1	IBG ENTERPRISES LLC C/O LK O'NEILL	RM4 H	R-6 H
527 BURNET ST	BROWN EVELYN A	RM4 H	RM-6 H
527 HAYS ST	PRYOR FRANCES R	RM4-CD H	R-6 H
528 MUNCEY	HERNANDEZ MARTHA BERENICE	RM4 H	R-4 H
528 NOLAN	HEDGES WALLACE A V	RM4 H	R-6 H
529 NOLAN	STEVENS SYNGMAN R	RM4 H	R-6 H
530 BURNET ST	HEWETT JANNIE M	RM4 H	R-6 H
530 MUNCEY	ESQUIVEL RICHARD A & MARIA	RM4 H	R-4 H
533 NOLAN	TEASE MICHAEL J	RM4 H	R-6 H
601 BURNET	BOWMAN WALTER G	RM4 H	RM-5 H
601 DAWSON ST	HODGES BLANCHE P EST OF C/O JAMES ETTA MALDONADO	RM4 H	R-4 H
601 N HACKBERRY ST	STERLING TRUST CO FBO VICTORIA FUNSTON IRA 080371	RM4 H	RM6 H
601 N MONUMENTAL	MALDONADO HERLINDA M	RM4 H	R-6 H
601 N OLIVE ST	RAMIREZ JOSE A & ZARINA	RM4 H	R-6 H
601 NOLAN	SAN ANTONIO CATHOLIC WORKER COMMUNITY HOUSING TRUS	RM4 H	R-6 H
602 BURNET ST	STEVENS SYNGMAN R & SAENG-ON CHARASSRI	RM4 H	R-6 H
602 N MONUMENTAL	CASIAS TONY	RM4 H	R-6 H
602 NOLAN	DEHOYOS FERNANDO S	RM4 H	R-4 H
603 N HACKBERRY ST	GARCIA LEONARDO & ANTONIA	RM4 H	RM6 H
605 NOLAN	JACOB FABIEN DENIS & MICHELE	RM4 H	R-6 H
606 BOOKER ALLEY	SCHAEFFER HERBERT A EST OF C/O KEVIN KENNEDY	RM4 H	R-4 H
606 NOLAN	ESTRADA ALEJANDRINA	RM4 H	R-4 H
607 BURNET ST	BOWMAN WALTER G	RM4 H	RM-5 H
607 DAWSON ST	RODRIGUEZ JOSE	RM4 H	R-4 H
609 HAYS ST	PRUITT ANDREA	RM4 H	R-5 H
609 N PALMETTO	UGALDE JUAN N & ROSA T	RM4 H	R-6 H

Attachment A

609 NOLAN	STEVENS SYNGMAN R & SAENG-ON CHARASSRI	RM4 H	R-6 H
610 BOOKER ALLEY	MOSBEY DOC JR	RM4 H	R-4 H
610 BURNET ST	STEVENS SYNGMAN R	RM4 H	R-6 H
610 NOLAN	CASTEEL RUBY	RM4 H	R-6 H
611 BURNET ST	DOMINGUEZ JULIO A &	RM4 H	RM-5 H
611 DAWSON ST	RAMOS ARMANDO & FABIOLA M	RM4 H	R-4 H
611 N MESQUITE LN	SAENG-ON CHARASSRI	RM4 H	R-6 H
611 N OLIVE ST	PICKARD VIVIAN L	RM4 H	R-6 H
612 N PINE	GREEN KATE	RM4 H	R-5 H
612 SHERMAN ST	BATSON GENEVA R EST OF	RM4 H	R-5 H
614 BURNET ST	STEVENS SYNGMAN & CHARASSRI	RM4 H	R-6 H
614 LAMAR	CANTU MANUELA O & RUBEN C	RM4-CD H	R-5 H
614 WILLOW	VASQUEZ MIGUEL F	RM4 H	RM-6 H
615 HAYS ST	PENA EUFRASIA	RM4 H	R-5 H
615 MUNCEY	CORONADO JONATHAN J	RM4 H	RM-5 H
615 N MESQUITE LN	FOSTER CARLOS B	RM4 H	R-6 H
615 N PINE	JOHNSON MARY ELLEN	RM4 H	R-6 H
615 NOLAN	ESTRADA ALEJANDRINA	RM4-CD H	R-6 H
615 WILLOW	GONZALES F C	RM4 H	R-5 H
616 N OLIVE ST	BRISSETTE RALPH C/O GARY HOUSTON	RM4 H	R-6 H
616 NOLAN	RUVALCABA DORA LUZ	RM4 H	R-6 H
616 SHERMAN ST	JIMENEZ GREGORIO	RM4 H	R-5 H
616 WILLOW	CEJA SOCORRO	RM4 H	RM-6 H
617 BURNET ST	GOODALE MICHAEL GUY	RM4-CD H	RM-5 H
617 DAWSON ST	SAN ANTONIO CATHOLIC COMMUNITY HOUSING TRUST OF 1992	RM4 H	R-4 H
617 MUNCEY	GUAJARDO J ANTHONY CHILD TR	RM4 H	R-5 H
617 N OLIVE ST	PICKARD VIVIAN	RM4 H	R-6 H
617 N PINE	GIBSON LEON L	RM4 H	R-6 H
618 BURNET ST	PEREZ DORA ELIA	RM4 H	R-6 H
618 LAMAR	CANTU MANUELA O	RM4 H	R-5 H
618 MUNCEY	VITRANO RICK	RM4 H	R-5 H
618 N HACKBERRY ST	SAN ANTONIO HOUSING AUTHORITY	O2 H	R-6 H
618 N MESQUITE LN	STEVENS SYNGMAN R & SAENG-ON CHARASSRI	RM4 H	R-6 H
619 DAWSON ST	BEXAR COUNTY	RM4 H	R-6 H
619 MUNCEY	FARIAS ALBERT EUGENE JR & ANDY ALEXANDER	RM4 H	R-5 H
619 N HACKBERRY ST	TORRES HERLINDA	RM4 H	R-6 H
619 N MESQUITE LN	MENDOZA JONATHAN	RM4 H	R-6 H
619 N MESQUITE LN 1	IBG ENTERPRISES LLC C/O LK O'NEILL	RM4 H	R-6 H
619 NOLAN	STEVENS SYNGMAN R & SAENG-ON CHARASSRI	RM4 H	RM-6 H
619 WILLOW	CEJA SOCORRO	RM4 H	R-5 H
620 SHERMAN ST	CAMPION BERNARD	RM4 H	R-5 H
620 WILLOW	BREWER MARY ALICE	RM4 H	R-5 H
621 BURNET ST	COCHRAN NATHANIEL	RM4 H	R-5 H
621 HAYS ST	RAMIREZ SAMUEL S & MARY LOIS	RM4 H	R-5 H
621 N PALMETTO	LEYVA LUCY LINDA	RM4 H	R-5 H
621 NOLAN	STEVENS SYNGMAN R & SAENG-ON CHARASSRI	RM4 H	R-6 H
622 BURNET ST	HERNANDEZ JULIAN SR	RM4 H	R-6 H
622 MUNCEY	MEJIA ORLANDO	RM4 H	R-5 H
622 NOLAN	SAN ANTONIO CATHOLIC WRKR CMNTY HSNG TRUST ERIN GRAF	RM4 H	R-6 H
622 SHERMAN ST	LUNA FRANCISCO JAVIER	RM4 H	R-5 H
623 MUNCEY	HUIZAR CRECENCIO B REV/TR	RM4 H	R-5 H
625 BURLESON ST	ESPINOZA JUAN D & ELOISA C	RM4 H	R-6 H
625 BURNET ST	VADILLO PAUL S & ERLINDA N	RM4 H	R-5 H
625 DAWSON ST	MINOR CLAUDIAS M EST OF	RM4 H	RM6 H
625 HAYS ST	VANCE EVA	RM4 H	R-5 H
625 N PALMETTO	INGRAM JAMES	RM4 H	R-5 H
626 BURNET ST	SALAZAR THOMAS B	RM4 H	R-6 H
626 NOLAN	SAN ANTONIO CATHOLIC WORKER COMMUNITY HOUSING TRUST	RM4 H	R-6 H
627 MUNCEY	MORENO JOSE A & SYLVIA	RM4 H	R-5 H
627 N MESQUITE LN	MONCIVAIS JUAN E JOSE ANGEL & EMILIO F	RM4 H	R-6 H
628 SHERMAN ST	RAMIREZ SAMUEL S & ETAL	RM4 H	R-5 H
629 BURNET ST	BERLEE LUMBER CO ETAL	RM4 H	R-5 H
629 DAWSON ST	STERLING TRUST CO FBO VICTORIA FUNSTON IRA 080371	RM4 H	RM6 H
629 N PALMETTO	PEREZ TIANO P & MEZA ANA L	RM4 H	R-5 H
629 NOLAN	GARCIA JUAN R & OLGA M	RM4 H	R-6 H
630 MUNCEY	GARCIA ARTURO	RM4 H	R-5 H
630 NOLAN	DIAZ ERASMO	RM4 H	R-6 H
630 SHERMAN ST	HERNANDEZ JULIAN JR EST OF HERNANDEZ MARIA J L/E ETAL	RM4 H	R-5 H

Attachment A

631 MUNCEY	GARZA JOSE R & MARIA A	RM4 H	R-5 H
634 MUNCEY	VEGA SERGIO LUIS & ORALIA ALONZA	RM4 H	R-5 H
636 BURNET ST	COLON JOSE L & SUSANA	RM4 H	R-6 H
701 BURLESON ST	LOPEZ ROBERTO CAMPA C/O FRED ROEL JR	RM4 H	R-5 H
702 HAYS ST	RAMIREZ SAMUEL S	RM4 H	R-5 H
702 N PINE	GONZALEZ RAMON	C3 H	IDZ H
702 SHERMAN ST	SAN ANTONIO HOUSING FACILITY CORPORATION	RM4 H	R-5 H
703 HAYS ST	CAMPBELL JAMES R & SHAWN M	RM4 H	R-5 H
704 SHERMAN ST	ZALENSKI JOHN ANTHONY	RM4 H	R-5 H
705 BURLESON ST	CDER LLC	RM4 H	R-5 H
705 N PINE	JASSO GUADALUPE L & WILLIE ALLEN FRANCOIS JR	RM4 H	R-6 H
706 HAYS ST	POLK CLAUDE C LIVING TRUST POLK CLAUDE CLIFTON TRUSTEE	RM4 H	R-5 H
706 N PINE	GONZALEZ RAMON	C3 H	IDZ H
707 DAWSON ST	GARCIA JOSE A	O2 H	R-6 H
707 N PINE	ANDERSON RICHARD P	RM4 H	R-6 H
708 N MESQUITE LN	MIZRACHI CARMEN & RUEL	RM4 H	RM-5 H
709 BURLESON ST	DE LA CRUZ RENE C & GRACE MUSQUIZ	RM4 H	R-5 H
709 HAYS ST	RAMOS SANTIAGO M & ROSA T	RM4 H	R-5 H
710 HAYS ST	PEREZ JIMMY & MARY L	RM4 H	R-5 H
710 N CHERRY	ARCHDIOCESE OF S A CHANCERY OFF	RM4 H	IDZ H
710 N OLIVE ST	HAUGH GERALD G & SUE ANN PEMBERTON-HAUGH	RM4 H HS	R-6 H HS
710 N PINE	GONZALEZ RAMON	C3 H	IDZ H
710 SHERMAN ST	RUSS A M	RM4 H	R-5 H
711 HAYS ST	SANTO JAMES P	RM4 H	R-5 H
711 N PALMETTO	LAXSHMI PROPERTIES INC & R K MAHBUBANI	RM4 H	R-6 H
711 N PINE	MILLER DAVID P & LISA K	RM4 H	R-6 H
712 LAMAR	WHITE JOHN	RM4 H	R-5 H
712 N MESQUITE LN	VILCHIS JORGE O	RM4 H	RM-5 H
713 BURLESON ST	LOPEZ LADISLAO	RM4 H	R-5 H
713 DAWSON ST	VILCHIS JORGE O	O2 H	R-6 H
714 N PINE	MCNEIL ERMA L JOHNSON C/O ST PAULS METHODIST L/E	C1 H	R-6 H
714 SHERMAN ST	LEOS JOSE	RM4 H	R-5 H
715 HAYS ST	JAMES WILLIE L & LOIS	RM4 H	R-5 H
715 N HACKBERRY ST	STEVENS SYNGMAN R	RM4 H	R-6 H
715 N PALMETTO	RICE ELIZABETH M	RM4 H	R-6 H
716 HAYS ST	CUATRO KINGS LLC	RM4 H	R-5 H
716 LAMAR	PECHE LEE R & MARIA TERESA	RM4 H	R-5 H
716 NOLAN	SAN ANTONIO HOUSING AUTHORITY	O2 H	R-6 H
716 SHERMAN ST	LEOS JOE & GLORIA	RM4 H	R-5 H
717 BURLESON ST	MAZZELLA MARCO L	RM4 H	R-5 H
718 N CHERRY	RAMIREZ ROLAND JOSEPH	C2 H	R-6 H
718 N PINE	LEAL DORA & ETAL	RM4 H	R-6 H
718 NOLAN	HERNANDEZ LINDA R &	O2 H	R-6 H
719 DAWSON ST	SUAREZ ARTURO & RAMONA	O2 H	R-6 H
719 N PALMETTO	BEVERLY PHILLIP C/O GERSDORFF, MYRTHA	RM4 H	R-6 H
719 N PINE	LITOFSKY ANA & LITOFSKY MICHAEL	RM4 H	R-6 H
720 LAMAR	SAN ANTONIO HOUSING FINANCE CORPORATION	RM4 H	R-5 H
720 N OLIVE ST	TAYLOR RODNEY & IVY R	RM4 H	R-6 H
720 NOLAN	ELIZADE JOSE A & CARMEN M	RM4 H	R-6 H
720 SHERMAN ST	CASTILLO JOSEFINA	RM4 H	R-5 H
721 BURLESON ST	ASSOC FNCL SVCS CO INC	RM4 H	R-5 H
721 HAYS ST	WILKINS JOHN M	RM4 H	R-5 H
722 LAMAR	PEREZ DAVID S	RM4 H	R-5 H
724 LAMAR	BARBA ROBERT & GUADALUPE	RM4 H	R-5 H
724 N CHERRY	MORENO SOPHIE ETAL	C2 H	R-6 H
724 N OLIVE ST	SHEROUSE LEONARD B & BETTY P LIVING TRUST	RM4 H	RM-6 H
724 N PINE	O NEAL OLA MAE	RM4 H	R-6 H
724 NOLAN	DIAZ ERASMO	RM4 H	R-6 H
724 SHERMAN ST	CASTILLO JOSEFINA	RM4 H	R-5 H
725 BURLESON ST	LOPEZ CARMEN D	RM4 H	RM-6 H
727 N PALMETTO	PUMPKIN HOLDINGS LLC	RM4 H	R-6 H
727 N PINE	BOWYER JUDITH C	RM4 H	RM-6 H
728 N CHERRY	GARZA BEATRIZ	C2 H	R-6 H
728 N PINE	GRACE COMMUNITY CHURCH	RM4 H	R-6 H
729 BURLESON ST	BARBA GUADALUPE M & ROMUALDO O ORTA	RM4 H	R-5 H
729 N PALMETTO	PACHECO MARTHA	RM4 H	R-6 H
729 N PINE	CASIAS THOMAS A & AUDREY	RM4-CD H	RM-5 H
731 BURLESON ST	VASQUEZ ROLANDO MORALES	RM4 H	R-5 H

Attachment A

731 N PALMETTO	HODGES DAVIE RAY	RM4 H	R-6 H
731 N PINE	ALI NIGERIA K	RM4-CD H	RM-5 H
732 LAMAR	BROWN PATRICIA ANN	RM4 H	R-5 H
732 N OLIVE ST	NARURKAR NEELESH S & BELINDA T	RM4 H	R-6 H
732 N PINE	HARTFIELD STELLA B & ALI NIGERIA	RM4 H	RM-6 H
800 LAMAR	PENA IGNACIO M & ALICE C	RM4 H	R-5 H
800 N CHERRY	GONZALEZ BEATRIZ	C2 H	R-5 H
801 DAWSON ST	GIPSON JAMES JR & CAROLEE	RM4 H	R-5 H
801 LAMAR	CONTRERAS ALEX	RM4 H	R-6 H
801 N PINE	TULLY CHARLA CHERIE & TYLER	RM4-CD H HS	RM-6 H HS
802 BURLESON ST	RAMIREZ BENNY M & BEATRICE	RM4 H	R-6 H
802 N OLIVE ST	ORTIZ HORTENCIA	RM4 H	R-5 H
802 N PINE	HAWKINS CHARLES L	RM4 H	R-5 H
802 NOLAN	DIAZ ERASMO	O2 H	R-6 H
803 BURLESON ST	JACKSON DAVID J & VIRGIE	RM4 H	RM-6 H
805 BURLESON ST	CORTEZ MARIA DELIA	RM4 H	RM-6 H
805 LAMAR	ESPINOZA NICOLAS G & HOPE M	RM4 H	R-6 H
805 N PINE	SHEROUSE BYRON	RM4 H	R-5 H
805 NOLAN	CLAY-FLORES JOSE D	RM4 H	R-6 H
806 BURLESON ST	BEUHLER WILLIAM W JR	RM4 H	R-6 H
806 LAMAR	CRUZ RANDOLPH & PURIFICACION P	RM4 H	R-5 H
806 N OLIVE ST	HARTFIELD STELLA B & ALI NIGERIA	RM4 H	R-5 H
806 SHERMAN ST	GARCIA RICHARD C	RM4 H	R-5 H
807 DAWSON ST	CUNNINGHAM CRYSTAVELL M	RM4 H	R-5 H
808 BURLESON ST	FARIAS HECTOR & MARIA CRUZ	RM4 H	R-6 H
808 N PINE	CASTRO ANTONIO R JR & SONYA R	RM4 H	R-5 H
808 NOLAN	LUNA FELIPA	RM4-CD H	RM-5 H
808 SHERMAN ST	MORISAK IRENE EST OF C/O KATHY M BUENTELLO	RM4 H	R-5 H
809 BURLESON ST	VASQUEZ ROLAND	RM4 H	RM-6 H
809 DAWSON ST	RODRIGUEZ JOSE ANTONIO	RM4 H	R-5 H
809 LAMAR	LITOFSKY ANA	RM4 H	R-6 H
809 N MESQUITE LN	BARBA CONSUELO R	RM4 H	R-5 H
809 N PALMETTO	HERNANDEZ DANIEL V & MARIA	RM4 H	R-5 H
810 LAMAR	COOK WILMA	RM4 H	R-5 H
810 N CHERRY	S & D REAL ESTATE LLC	C2 H	R-5 H
810 N OLIVE ST	GREEN WILLIAM T & BETTY J	RM4 H	R-5 H
810 NOLAN	MARTINEZ CELIA M	RM4-CD H	RM-5 H
810 SHERMAN ST	RAMOS CARLOS E	RM4 H	R-5 H
811 BURNET ST	GONZALEZ JUAN JOSE & ROSEMARY	RM4 H	R-5 H
811 LAMAR	IVORY ERNEST J	RM4 H	R-6 H
811 N MESQUITE LN	RANGEL MARIA A	RM4 H	R-5 H
811 N PINE	GREEN BETTY J	RM4 H	RM-6 H
812 BURLESON ST	LANDEROS MARCOS	RM4 H	R-6 H
812 HAYS ST	WILLIAMS DAVID E	RM4 H	R-5 H
813 BURLESON ST	CONTRERAS JOHN G & AMELIA D	RM4 H	R-5 H
813 HAYS ST	JAIME JESUS & EUDELIA	RM4 H	R-5 H
814 BURNET ST	MALLEY ENTERPRISES INC	R6 H	R-6 H
814 LAMAR	ALI NIGERIA K	RM4 H	R-5 H
814 N PINE	WORD WESLEY & MARGARET A C/O JEAN MOORE	RM4 H	R-5 H
815 BURNET ST	PALMER JOY	RM4 H	R-5 H
815 DAWSON ST	RODRIGUEZ JULIANA	RM4 H	R-5 H
815 N HACKBERRY ST	CASIAS EDWARD	RM4 H	R-5 H
815 N PINE	HANSEN JERRY E & WILHELMINA	RM4 H	RM-6 H
815 NOLAN	GRIEGO HERMINIO & HERRERA MICHELLE	RM4 H	R-6 H
816 BURLESON ST	MATA PABLO & JULIANA	RM4 H	R-6 H
817 HAYS ST	ZUNIGA JUAN MANUEL ETAL	RM4 H	R-5 H
817 LAMAR	ARGUELLO ROBERT GRIEGO & EVON M ARGUELLO	RM4 H	R-6 H
817 N PALMETTO	SANCHEZ ADRIAN RIOS	RM4 H	R-5 H
817 NOLAN	FRANCOIS WILLIE A & GUADALUPE I JASSO	RM4 H	R-6 H
818 LAMAR	BEXAR COUNTY	RM4 H	R-5 H
818 N CHERRY	CASAS MAGDALENA RODRIGUEZ & SAMUEL MARTINEZ CASAS	C2 H	R-5 H
818 N OLIVE ST	WESCOTT ESTER	RM4 H	R-5 H
819 BURLESON ST	DELGADO JESSIE & UDELIA R	RM4 H	R-5 H
819 BURNET ST	TUCK NED W & DARR KATHLEEN A	RM4-CD H	RM-6 H
819 DAWSON ST	FLORES RUBEN	RM4 H	R-5 H
819 LAMAR	PATEL BALUBHAI	RM4 H	R-6 H
820 BURLESON ST	GUTIERREZ LUIS	RM4 H	R-6 H
820 HAYS ST	PORTER ELLA MAE	RM4 H	R-5 H

Attachment A

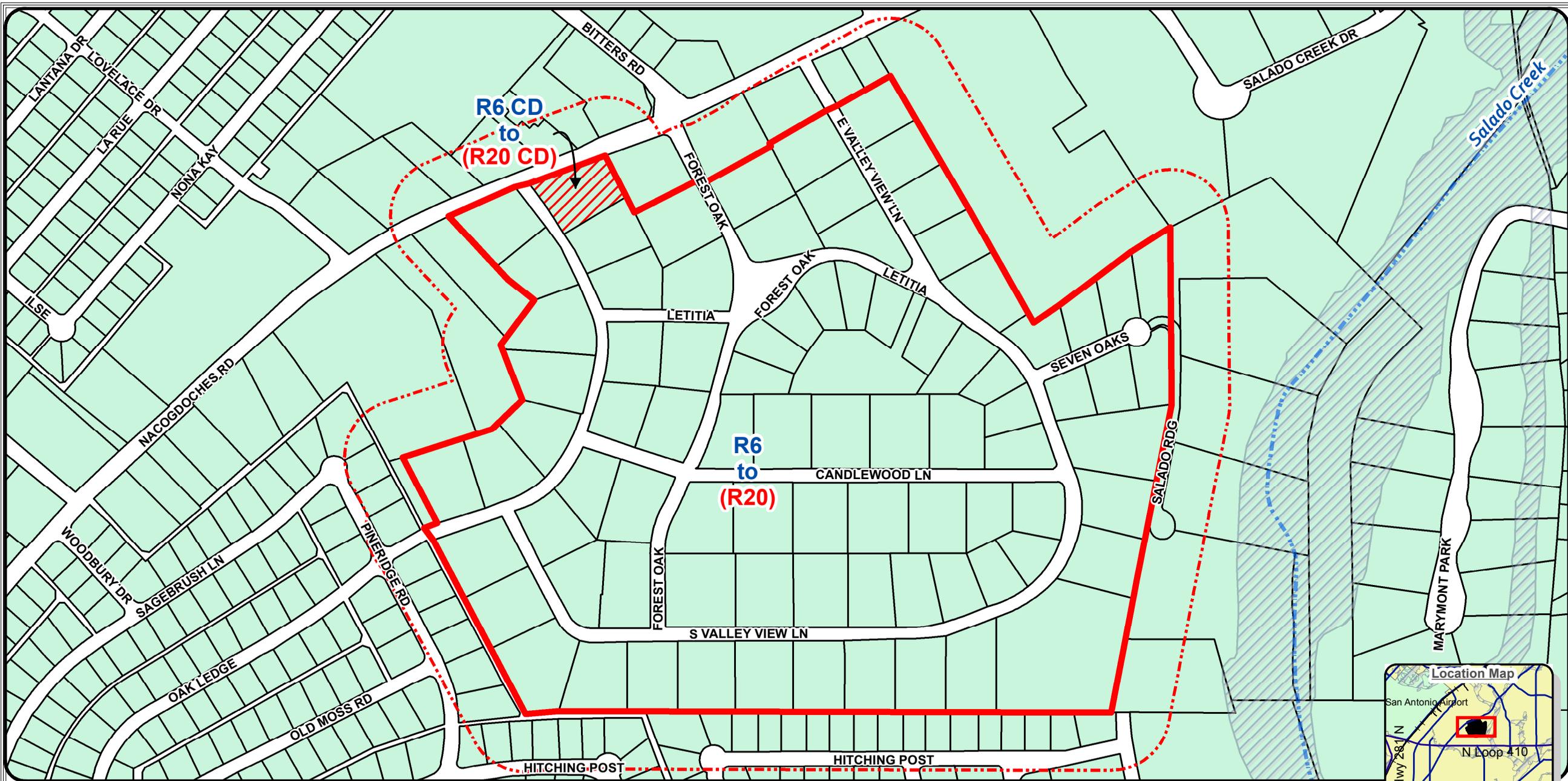
820 NOLAN	CARRANZA MAX & MARIA	RM4-CD H	RM-5 H
821 BURLESON ST	DIAZ HERLINDO C/O MICHELLE RODRIGUEZ	RM4 H	R-5 H
821 DAWSON ST	RATCLIFFE JOHN M & SHARON	RM4 H	R-5 H
821 N PALMETTO	SOLIS ISRAEL JARED	RM4 H	R-5 H
821 N PINE	LEE QUDELLA	RM4 H	R-5 H
822 LAMAR	IVORY ERNEST J	RM4 H	R-5 H
822 N CHERRY	ARROYO ALBERTO G & ELIZABETH M & ANA M	C2 H	RM-6 H
822 N PINE	GARCIA MARIA DEL CARMEN	RM4 H	R-5 H
823 N PALMETTO	ALI NIGERIA K & BRIWN-MILLER STELLA	RM4 H	R-5 H
824 BURLESON ST	VASQUEZ ERNESTO	RM4 H	R-6 H
824 HAYS ST	LOZANO ROQUE JR & TINA T	RM4 H	RM-6 H
824 N PINE	LOPEZ TOMASA S	RM4 H	R-5 H
824 NOLAN	KINNISON ABIGAIL RUTH	RM4 H	R-6 H
825 BURLESON ST	VASQUEZ PERFECTO & YOLANDA	RM4 H	RM-5 H
825 DAWSON ST	MILLER DAVID P & LISA K	RM4 H	R-5 H
825 HAYS ST	DELAROSA FRANK JR & MARY O	RM4 H	R-5 H
825 N PINE	SUTTON RITA J	RM4 H	R-5 H
826 LAMAR	DYER JOSE A	RM4 H	R-5 H
826 PINE	DAVENPORT REBA	RM4 H	R-5 H
827 DAWSON ST	HAMILTON EARLYNE DOROTHY C/O LELA HAMILTON	RM4 H	R-5 H
827 LAMAR	STRICKLAND KATHERINE	RM4 H	R-6 H
828 BURLESON ST	K & R HOWE CORPORATION	RM4 H	R-6 H
828 NOLAN	SCOTT LILLIAN I	RM4 H	R-6 H
829 HAYS ST	PROCTOR JONATHAN D ORTIZ VIRGINIA R	RM4 H	R-5 H
829 N PINE	SHURGOT SYLVIE	RM4 H	R-5 H
830 BURLESON ST	FARIAS ARTURO O & MARIA G	RM4 H	R-6 H
830 HAYS ST	HICE LEROY	RM4 H	RM-6 H
830 LAMAR	MCNAIR VANCE MARROU	RM4 H	R-5 H
830 N PINE	WIDJAJA SOFIA	RM4 H	R-5 H
830 NOLAN	830 NOLAN TRUST SANJOSE ELLIS TRUSTEE	RM4 H	R-6 H
831 BURLESON ST	GARCIA LUPE G	RM4 H	RM-5 H
831 LAMAR	ORTIZ MARCO ANTONIO	RM4 H	R-6 H
833 HAYS ST	GALLEGOS JOHN M & DARRYL D HOFFMAN	RM4 H	R-5 H
835 DAWSON ST	BEXAR COUNTY	RM4 H	R-5 H
835 LAMAR	HODGE WILLIE A III	RM4 H	R-6 H
901 HAYS ST	CASTILLO JOHN R	RM4 H	R-5 H
901 N MESQUITE LN	SURMAN RONALD W & DARRYL R	RM4 H	R-4 H
901 N PINE	CHILDRESS MEMORIAL CHURCH OF GOD IN CHRIST	RM4 H	R-5 H
902 BURLESON ST	GARCIA LAUREN	RM4 H	R-4 H
902 HAYS ST	MARTINEZ CELIA	RM4 H	RM-6 H
902 LAMAR	LOPEZ AMELIA	RM4 H	R-5 H
902 N HACKBERRY ST	GARZA CECILIA & JESUS	RM4 H	R-5 H
902 N PINE	ESPARZA MARYANN C	RM4 H	R-5 H
903 BURLESON ST	MAZZELLA MARCO L	RM4 H	R-5 H
903 DAWSON ST	FERRO JEFFREY E & WILLIAM K HAVINS	RM4 H	RM-6 H
903 LAMAR	MARTINEZ GUADALUPE REY	RM4 H	R-4 H
903 N OLIVE ST	WATTS LAWRENCE	RM4 H	R-5 H
904 HAYS ST	ALCALA ROSALINDA	RM4 H	RM-6 H
904 N MESQUITE LN	SURMAN RONALD W & DARRYL R	RM4 H	R-5 H
904 N PINE	ZUNIGA DAVID S & MARIA NORMA	RM4 H	R-5 H
905 LAMAR	MERIDA ELISEO	RM4 H	R-4 H
905 N MESQUITE LN	SURMAN RONALD W & DARRYL R	RM4 H	R-4 H
906 BURLESON ST	HERNANDEZ MARIA ISAURA	RM4 H	R-4 H
906 LAMAR	MONART LTD	RM4 H	R-5 H
906 N HACKBERRY ST	906 HACKBERRY LAND TRUST FERGUSON LINNARD TRUSTEE	RM4 H	R-5 H
907 BURLESON ST	QUINN JOHN J & KATHLEEN F REV TRUST	RM4 H	R-5 H
907 DAWSON ST	FERRO JEFFREY E & WILLIAM K HAVINS	RM4 H	RM-6 H
907 HAYS ST	JONES ARTHUR M & AMELIA M	RM4 H	R-5 H
907 N OLIVE ST	WATTS LAWRENCE	RM4 H	R-5 H
908 BURLESON ST	QUESADA RODOLFO P & SANDRA	RM4 H	R-4 H
909 HAYS ST	MARTINEZ VIOLA OVALLE	RM4 H	R-5 H
909 LAMAR	HERNANDEZ JESUS R	RM4 H	R-4 H
909 N HACKBERRY ST	ROBINSON MILTON O P & EUGINIA T	RM4-CD H	R-6 H
909 N MESQUITE LN	SURMAN RONALD W & DARRYL R	RM4 H	R-4 H
909 N PALMETTO	STEWART VICTOR	RM4 H	RM-6 H
910 LAMAR	ESCOBAR JUAN P	RM4 H	R-5 H
910 N CHERRY	QUIARA JOSE RICARDO EST OF C/O MARY H & HENRY J	C2 H	R-5 H
910 N HACKBERRY ST	GILLETTE HOLDINGS LTD	RM4 H	R-5 H

Attachment A

910 N MESQUITE LN	SURMAN RONALD W & DARRYL R	RM4 H	R-5 H
910 N OLIVE ST	OLIVAREZ RUBEN & OLGA L	RM4 H	R-5 H
910 N PINE	TORRES MARIO A	RM4 H	R-5 H
910 NOLAN	GRUENE FUND LP	RM4 H	R-5 H
911 BURLESON ST	VILLARREAL ANTHONY R	RM4 H	R-5 H
911 DAWSON ST	NICHOLS BARBARA ANN DAVIS & SAMUEL E	RM4 H	R-6 H
912 BURLESON ST	QUESADA SANDARA C & BRANDON A & CANDICE L & BRIAN L	RM4 H	R-4 H
912 HAYS ST	MARITZA APACHE ENTERPRISES LP PMB 300	RM4 H	R-5 H
913 BURLESON ST	ESTRADA GABRIEL C & MARIA I	RM4 H	R-5 H
913 HAYS ST	YARBOROUGH ESTELLA	RM4 H	R-5 H
913 N MESQUITE LN	QUINONEZ ROSENDO JR & CLAUDIA C	RM4 H	R-5 H
914 HAYS ST	LANDEROS MICHAEL & JUANITA V	RM4 H	R-5 H
914 LAMAR	DELEON JUAN & ORALIA	RM4 H	R-5 H
914 N CHERRY	SAYAGO HUMBERTA R & RAFAEL SAYAGO	RM4 H	R-5 H
914 N MESQUITE LN	SALAZAR LEROY & RAMOS PETER R JR	RM4 H	R-5 H
914 N OLIVE ST	CHILDRESS MEMORIAL CHURCH OF GOD IN CHRIST	RM4 H	R-5 H
914 N PINE	GLAS TEACH INVESTMENTS LLC	RM4 H	R-5 H
914 N PINE 1	GLAS TEACH INVESTMENTS LLC	RM4 H	R-5 H
915 BURLESON ST	HERNANDEZ VICTOR	RM4 H	R-5 H
915 N PALMETTO	SAN ANTONIO FFI LLC C/O FIRST FUNDING GROUP	RM4 H	RM-6 H
916 BURNET ST	EVANS WILMA JEAN	RM4 H	R-6 H
916 N HACKBERRY ST	MALLEY ENTERPRISES INC	RM4 H	IDZ H
916 N MESQUITE LN	FRAIRE CARLOS G	RM4 H	R-5 H
917 BURNET ST	HAWKINS CHARLES L	RM4 H	R-5 H
917 DAWSON ST	CHAVEZ LEONOR RAMIREZ	RM4 H	R-6 H
917 HAYS ST	STEEN GARLETTA	RM4 H	R-5 H
917 NOLAN	DOBBS JOHN PHILIP ET AL	C3 H	IDZ H
918 HAYS ST	REICHEL LYDIA E	RM4 H	R-5 H
918 LAMAR	GOODLEY MARION & GRADY	RM4 H	R-5 H
918 N OLIVE ST	CHILDRESS MEMORIAL CHURCH OF GOD IN CHRIST	RM4 H	R-5 H
918 N PINE	GLAS TEACH INVESTMENTS LLC	RM4 H	R-5 H
918 NOLAN	HENDERICKS JAMES	RM4 H	R-5 H
919 LAMAR	SALAZAR REBECCA T & ABEL	RM4 H	R-4 H
919 N MESQUITE LN	VALDEZ JESSE RIVERA JR	RM4 H	R-5 H
919 N PALMETTO	MARTINEZ ELVIRA CANO	RM4 H	R-5 H
919 N PINE	OLIVER EILEEN C	RM4-CD H	R-5 H
920 BURLESON ST	FONSECA THOMAS M & LYDIA P	RM4 H	R-4 H
920 LAMAR	LOZANO RAUL MORENO & ELENA C	RM4 H	R-5 H
920 N CHERRY	GARCIA HECTOR & GUADALUPE	C2 H	R-4 H
920 N MESQUITE LN	BEATTY MICHAEL	RM4 H	R-5 H
921 BURLESON ST	FONSECA THOS M & LYDIA P	RM4 H	R-5 H
921 BURNET ST	HAWKINS CHARLES L	RM4 H	R-5 H
921 LAMAR	CARVAJAL DANIEL C	RM4 H	R-4 H
922 BURNET ST	RICHARDSON LEE ANDREW & VIRGIE MAE	RM4 H	RM-6 H
922 HAYS ST	HAYS TRUST	RM4 H	R-5 H
922 N PINE	GARCIA JUAN & BARBARA	RM4 H	R-5 H
922 NOLAN	VERA REYNALDO S & CONSUELO U	RM4 H	R-5 H
923 BURLESON ST	GONZALES PAULA I	RM4 H	R-5 H
923 HAYS ST	WHITE ISHMAEL D	RM4 H	R-5 H
923 LAMAR	MONART LTD	RM4 H	R-4 H
923 N PINE	SHURGOT JOSEPH & SYLVIE	RM4 H	R-5 H
925 BURLESON ST	MANN WILLIAM M II & CARMEN M	RM4 H	R-5 H
925 BURNET ST	COLLINS LARRY	RM4 H	R-5 H
925 LAMAR	LUNA SERAFIN	RM4 H	R-4 H
926 BURLESON ST	MASCORRO MARTHA L	RM4 H	R-4 H
926 HAYS ST	PINEDA EMILIO JR & ROSARIO M	RM4-CD H	RM-6 H
926 LAMAR	GARZA JOSE H & MARIA A	RM4 H	R-5 H
926 N PINE	HERNANDEZ JULIAN & MINNIE	RM4 H	R-5 H
926 NOLAN	GAMBOA RAUL SR & SOCORRO P	RM4 H	R-5 H
927 HAYS ST	MUNIZ SANJUANITA	RM4 H	R-5 H
927 N OLIVE ST	LOPEZ ARTURO	RM4 H	R-5 H
927 N PINE	BROWN SANDRA ELAINE	RM4 H	R-5 H
928 N CHERRY	CRUZ LUZ SANTA	C2 H	R-4 H
928 N OLIVE ST	MARIN FERNANDO	RM4-CD H	R-5 H
929 BURNET ST	OLVERA OLGA M	RM4 H	R-5 H
929 LAMAR	COLLINS LUCY	RM4 H	R-4 H
930 BURNET ST	ROTH MARY	RM4 H	R-6 H
930 HAYS ST	REALCOR LLC	RM4-CD H	RM-6 H

Attachment A

930 LAMAR	MILLER ALICE	RM4 H	R-5 H
930 NOLAN	HINES HENRY NELSON	RM4 H	R-5 H
931 HAYS ST	SALAZAR LAURA P	RM4 H	R-5 H
931 N OLIVE ST	LOPEZ GREGORIO UBALDO	RM4 H	IDZ H
931 N OLIVE ST 1	LOPEZ GREGORIO UBALDO	RM4 H	IDZ H
931 N PINE	MCINTYRE ROBERT L	RM4 H	R-5 H
932 BURNET ST	MCINTOSH NTANDO A	RM4 H	R-6 H
932 N PINE	GARCIA JUAN A & BARBARA L	RM4 H	R-5 H
933 BURNET ST	NELIUS EDVIN	RM4 H	RM-6 H
933 LAMAR	DAVALOS VICTOR M & MARIA	RM4 H	R-4 H
934 LAMAR	GARCIA CONNIE	RM4 H	R-5 H
N MESQUITE ST	MONCIVAIS JUAN E JOSE ANGEL & EMILIO F	RM4 H	R-6 H
N OLIVE ST	MINDES INVESTMENTS	MF33 H	IDZ H



Zoning Case Notification Plan
Case Z-2012-223 - Forest Oak

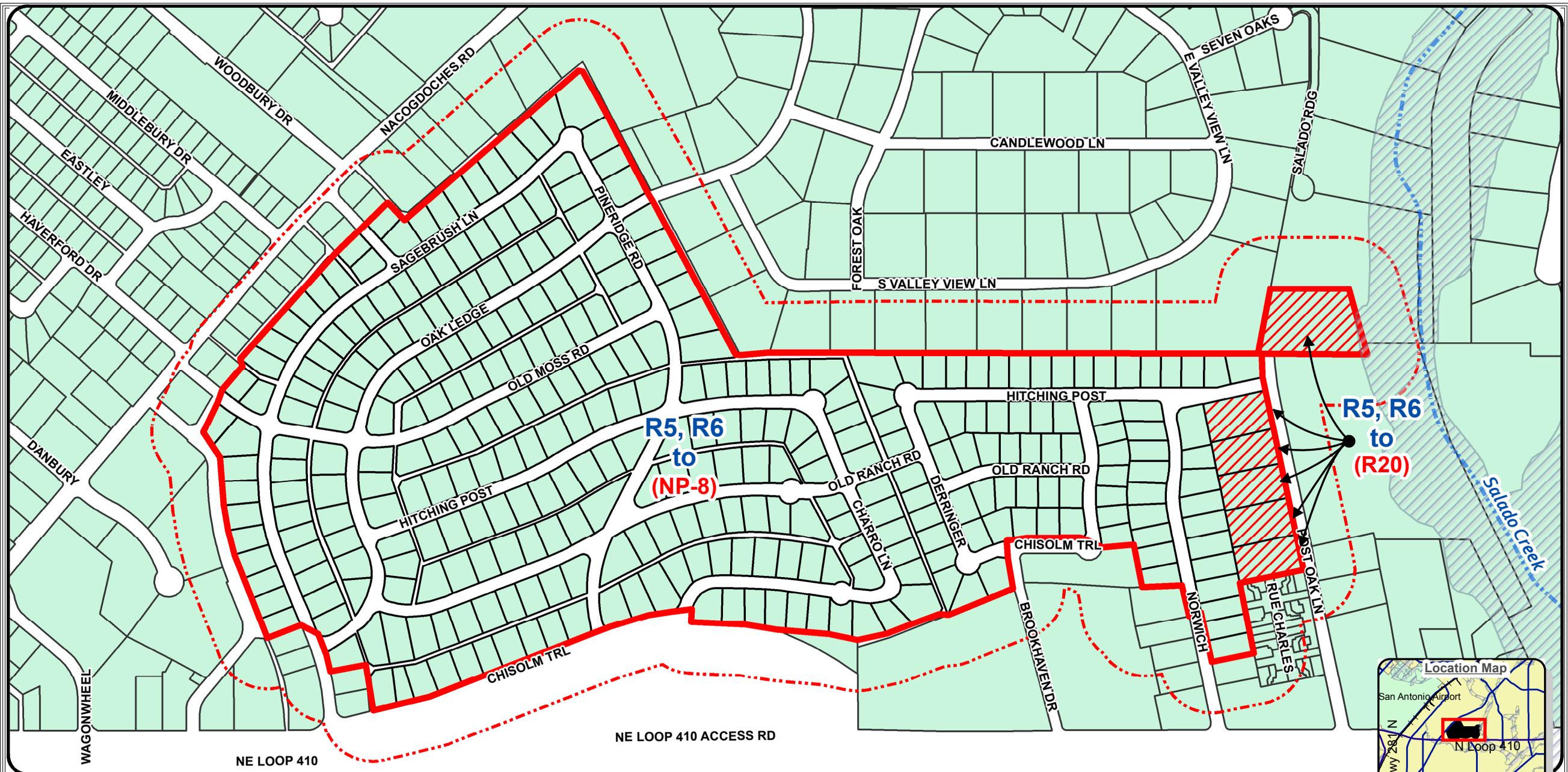
Council District 10
 Scale: 1" approx. = 400 Feet
 Subject Property Legal Description(s):

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).

Legend	
Subject Properties	(84.87 Acres)
200' Notification Area	
Current Zoning	R6, R6 CD
Requested Zoning Change	(R20, R20 CD)
100-YR FEMA Floodplain	



Development Services Dept
 City of San Antonio
 (10/12/2012 - R Martinez)



Zoning Case Notification Plan
Case Z-2012-223 - MacArthur Park

Council District 10
 Scale: 1" approx. = 450 Feet
 Subject Property Legal Description(s):

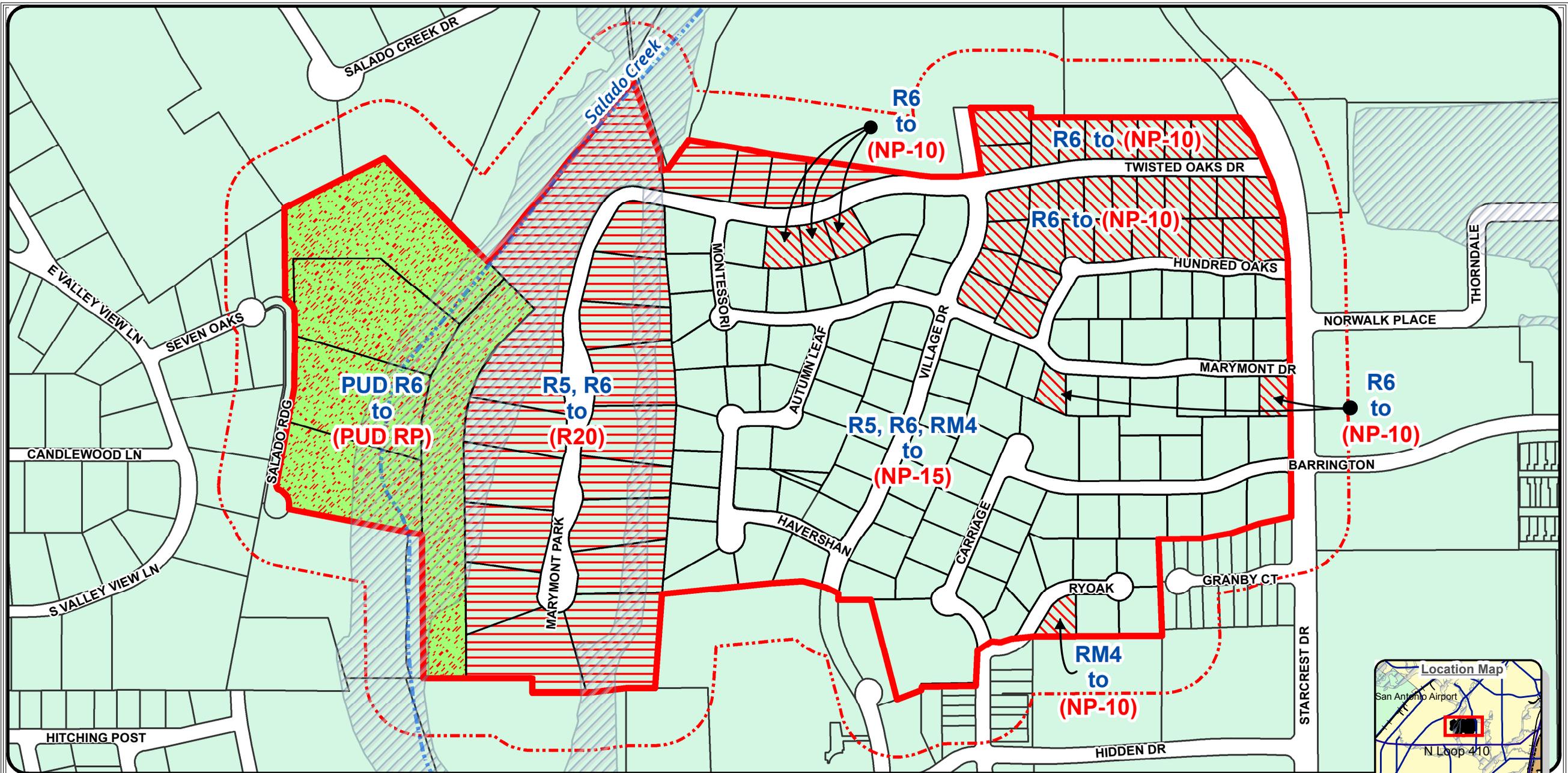
Legend

Subject Properties		(100.73 Acres)
200' Notification Area		
Current Zoning		R5, R6
Requested Zoning Change		(NP-8, R20)
100-YR FEMA Floodplain		



Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).

Development Services Dept
 City of San Antonio
 (10/15/2012 - R Martinez)



Zoning Case Notification Plan
Case Z-2012-223 - Marymont

Council District 10
 Scale: 1" approx. = 400 Feet
 Subject Property Legal Description(s):

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).

Legend

- Subject Properties ——— (110.40 Acres)
- 200' Notification Area - - - - -
- Current Zoning **PUD R6, R5, R6, RM4**
- Requested Zoning Change **(PUD RP, R20, NP-10, NP-15)**
- 100-YR FEMA Floodplain ▨▨▨▨



Development Services Dept
 City of San Antonio
 (10/24/2012 - R Martinez)





City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012223 CD

Hearing Date: December 4, 2012

Property Owners: Multiple Owners

Applicant: City of San Antonio

Representative: City of San Antonio

Location: Multiple Properties in the Forest Oak, MacArthur Park and Greater Marymont Neighborhoods

Legal Description: Multiple Properties Generally Bound by Nacogdoches Road to the North and West, Northeast Loop 410 to the South and Starcrest Drive to the East

Total Acreage: Approximately 300 Acres

City Council District: 10

Case Manager(s): Matthew Taylor / Zeke Solis

Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Law Office, "PUD R-6 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District.

Requested Zoning: "R-20" Residential Single-Family District, "R-20 CD" Residential Single-Family District with a Conditional Use for a Law Office, "PUD RP" Planned Unit Development Resource Protection District, "NP-8" Neighborhood Preservation District, "NP-10" Neighborhood Preservation District and "NP-15" Neighborhood Preservation District; all overlay districts shall remain unchanged.

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 16, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 19, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 30, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property: 575

Owners of Property within 200 feet: 441

Neighborhood Associations: Forest Oak NA, MacArthur Park NA and the Greater Marymont NA

Planning Team Members: San Antonio International Airport Vicinity Land Use Plan (No Planning Team)

Applicable Agencies: None

Property Details

Forest Oak

The Forest Oak neighborhood was platted as a large lot, single-family residential subdivision in 1946. At the time of annexation into the City of San Antonio in 1952, several dwelling units were already constructed. Most of the existing dwellings were built between 1952 and 1963, though some were built significantly later. The average lot size is slightly less than one acre and most of the dwellings are single-story, ranch-style homes. The streets within the neighborhood are local streets, generally absent of striping, curb and gutter and sidewalks. The combination of large lot sizes and limited improvements to internal circulation create a largely rural setting that is accentuated with mature trees.

The proposal to rezone does not include changes to the single-family residential character of the neighborhood. Instead, the proposal is to rezone the properties from “R-6” to “R-20,” increasing the minimum allowable parcel size from 6,000 square feet to 20,000 square feet in an effort to preserve the large lot characteristics of the Forest Oak neighborhood. The property located at 3004 Nacogdoches Road, has an approved conditional use for a law office (Ordinance #97657, approved May 22, 2003). The law office is an established use, but the base zoning district allows a reversion of the use back to a dwelling unit; therefore, staff believes a combination of increasing the minimum lot size of this parcel to 20,000 square feet while preserving the existing conditional use is an appropriate combination.

MacArthur Park

Similar to Forest Oak, the MacArthur Park development dates back to the era of annexation. A portion of the neighborhood was annexed into the City of San Antonio in 1952, with the remainder annexed in 1963. Platting and construction began by 1955. The lot sizes are considerably smaller than those in Forest Oak, averaging between one-quarter and one-third of an acre. The housing stock is also similar, mostly single story homes constructed between 1957 and 1966. With the exception of those parcels along Post Oak Lane, staff proposes “NP-8” Neighborhood Preservation District with an 8,000 square foot minimum parcel size.

The 6 parcels on Post Oak Lane are contiguous to the MacArthur Park neighborhood and have existing “R-5” or “R-6” zoning. Like the aforementioned lots in Forest Oak, the land use plan designates these lots as low density residential. The lots themselves are well in excess of 8,000 square feet and the existing dwelling units were constructed between 1946 and 1975. The property at 8810 Post Oak has never been platted; the 5 lots at 8619, 8631, 8707, 8715 and 8723 Post Oak Lane are the only parcels remaining from the Valley View Estates plat dated August, 1949. Staff is proposing these properties remain classified as single-family residential but with a larger 20,000 square foot minimum lot size requirement.

Greater Marymont

The southerly portion of the Greater Marymont neighborhood is zoned “R-5” while the remaining northerly portion is zoned “R-6.” The location of zoning districts do not align with any fixed lot or subdivision boundaries. There are 9 lots within in the subject property boundary zoned “RM-4;” all have existing single-family dwellings even though the zoning allows two-, three- and four-family dwellings. The “RM-4” district was applied to these properties in February of 1973, and most of these dwellings were constructed in the 1980’s with the most recent built in 2000. The current “RM-4” district converted from the previous “R-6” Townhouse Residence District from the 1965 zoning code, which allowed both detached single-family dwellings and attached townhouses.

Generally, the Greater Marymont area was platted between 1964 and 1976, and most existing dwelling units also date to this period. The existing lot sizes vary greatly, ranging from about 12,000 square feet to several acres; however the average lot size is closer to one-half acre. Staff proposes a mix of neighborhood preservation districts with 8,000, 10,000 and 15,000 square foot minimum lot sizes, depending on the existing size of each individual lot.

The Estates of Marymont, located to the west and immediately adjacent to the City-owned Salado Creek properties, was platted in 1988 with most dwellings built between 1990 and 1994. With a few exceptions, most lots in this 15 lot development exceed one acre. Staff proposes maintaining the single-family residential zoning, but increasing the minimum lot size from 5,000 to 20,000 square feet.

Salado Creek Properties

For continuity purposes, staff included 5 City-owned properties located along Salado Creek between the Estates of Marymont and Forest Oak. Incorporating these properties enabled all three neighborhoods to be included in and

considered as one comprehensive, large-area zoning case. The City acquired these properties in 2006 for the Salado Creek greenway.

The "PUD" Planned Unit Development district was applied to the "R-1" base zoning district per Ordinance #56046 as adopted by the City Council on October 28, 1982. A PUD Plan was approved by the Planning Commission on March 30, 1983. Staff proposes changing the base zoning district from "R-6" to "RP" but does not propose removing the special planned unit development district. Lot 8, as identified in the PUD Plan, remains privately held and is not included as a subject property.

Adjacent Zoning and Land Uses

Direction: North and West along Nacogdoches Road, South along Loop 410 and East along Starcrest Drive

Current Base Zoning: "R-5," "R-6," "RM-4," "MF-25," "MF-33," "O-2," "C-2," and "C-3"

Current Land Uses: Single and multi-family, park and open space, institutional, office and commercial uses.

Overlay and Special District Information: All properties carry the "AHOD" Airport Hazard Overlay District due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Northeast Loop 410

Existing Character: Freeway; 8 lanes, 4 lanes in each direction.

Proposed Changes: None known.

Thoroughfare: Nacogdoches Road

Existing Character: Secondary Arterial (Type A); 4 lanes, 2 lanes each direction.

Proposed Changes: None known.

Thoroughfare: Starcrest Drive

Existing Character: Collector; 4 lanes, 2 lanes each direction.

Proposed Changes: None known.

Public Transit: The nearest VIA bus lines are the Number 9 and 10 lines along Nacogdoches Road and Number 509, 550 and 551 lines along Northeast Loop 410.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject properties are located within the San Antonio Airport Vicinity Land Use Plan. All but the 5 City-owned properties are designated as "Low Density Residential" in the future land use component of the Plan. The 5 City-owned properties are designated as "Parks/Open Space" due to their location within a flood plain, public ownership and existing greenway use. All proposed zoning districts are consistent with the adopted land use designations.

2. Adverse Impacts on Neighboring Lands:

Most of the adjacent lands are developed with existing uses of equal or increased intensity, including one and two family dwellings, park space, offices, churches, schools, and medical-related facilities. The Forest Oak, MacArthur Park and Marymont neighborhoods are also developed. The goal of the rezoning proposal is to preserve the existing land uses and large-lot character of the area. If successful, the proposed zone change will not create any new adverse impacts to neighboring lands.

3. Suitability as Presently Zoned:

The current zoning districts are suitable for the existing residential development patterns in the neighborhoods. However, the properties physically exceed the minimum lot size requirements of the existing zoning, potentially encouraging subdivision activity that could negatively impact existing residential character. For example, provided the minimum lot size, lot width and street frontage requirements are met, a one-acre lot zoned "R-6" could be re-platted and subdivided into 5 or more lots. Therefore, an increase in minimum lot size requirements more consistent with the existing lot sizes will help to preserve the unique neighborhood character held by these three neighborhoods.

4. Health, Safety and Welfare:

The proposed zone change will not create a negative influence on public health, safety or welfare.

5. Public Policy:

The request does not conflict with any established public policy.

6. Size of Tract:

The 575 properties within the zone change boundary total approximately 300 acres.

7. Other Factors:

This comprehensive rezoning case was initiated by City Council resolution 2012-09-06-0036R in response to resident concerns regarding the potential for subdivision of existing lots. Former Councilman John Clamp initiated the original request in 2011, with Councilman Carlton Soules continuing support and requesting minor amendments to the subject property area in 2012. A community meeting was held on September 26, 2012, in an effort to inform subject property owners of the proposed rezoning in advance of the public hearing process.



CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST

RECEIVED
OFFICE OF THE CITY CLERK
CITY OF SAN ANTONIO

2011 MAY 12 AM 8:57

TO: Mayor & City Council

FROM: City Councilman John G. Clamp

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Edward Benavides, Chief of Staff; Robert Hammond, Special Projects Manager, Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; Ramiro Gonzales, Senior Management Analyst

SUBJECT: Request to Rezone the Mac Arthur Park Neighborhood and Forest Oak Neighborhood to Neighborhood Preservation District

DATE: May 3, 2011

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

I respectfully ask for your concurrence in rezoning a portion of the MacArthur Park and Forest Oak Neighborhoods from Residential to Neighborhood Preservation.

Brief Background

The MacArthur Park and Forest Oak neighborhoods are older well-established neighborhoods with large lots. Because of the size of the majority of the lots, the integrity of the neighborhoods could be in jeopardy in the future. The one of the concerns expressed to our office is the potential division of larger lots that would lead to a greater density than exists at this time.

By amending the zoning from residential "R" to Neighborhood Preservation "NP" the character of these neighborhoods and prevent this scenario from occurring.

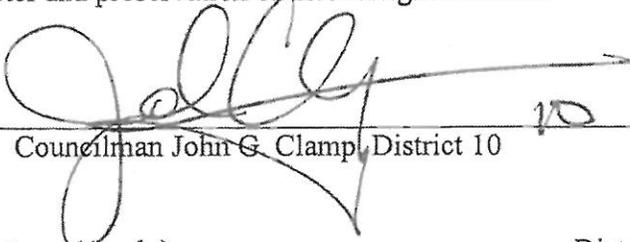
The Statement of Purpose of the Neighborhood Preservation District is defined by the Unified Development Code as follows:

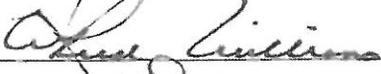
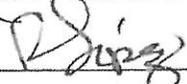
The neighborhood preservation districts are designed to protect properties zoned "R-A", "R-1a", "R-1b", or "R-1c" prior to June 4, 2001 and existing platted subdivisions which are substantially developed with single-family detached dwelling units. It is the policy of the city that these districts will be applied only to properties zoned "R-A", "R-1a", "R-1b", or "R-1c" prior to June 4, 2001 or platted subdivisions which are recorded as of the effective date of this chapter, in order to prevent such subdivisions from being further subdivided in a manner in order to avoid congestion in the streets, prevent safety hazards, protect the health and general welfare of subdivision residents, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, and facilitate the adequate provision of public

facilities. The "NP" districts are not appropriate for the down zoning of unsubdivided parcels or tracts.

By amending the zoning from the appropriate "R" zoning districts to "NP" zoning districts will ensure the long term character and preservation of these neighborhoods.

Submitted for Council consideration
by:


Councilman John G. Clamp, District 10

Supporting Councilmember's Signatures (4 only)		District No.
1.		1
2.		8
3.		6
4.		9

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

2011 MAY 12 AM 8:57



**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

TO: Mayor & City Council

FROM: City Councilman Carlton Soules

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Edward Benavides, Chief of Staff; Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; John Peterek, Management Services Administrator.

SUBJECT: Request to Rezone the Marymont (Village North) Neighborhood from Residential to the Neighborhood Preservation District

DATE: June 18, 2012

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

I respectfully ask for your concurrence in rezoning the Marymont (Village North) Neighborhood Association from Residential to Neighborhood Preserve. Fees associated with this rezoning request will be funded through the District 10 City Council Project Fund.

Brief Background

The purpose of this request is to preserve the character of the Marymont Neighborhood. The subdivision currently has a number of lots close to or over one acre. Subdividing the large lots could have an inadvertent consequence and threaten the character of the Marymont Neighborhood. The approximate boundaries are described as Rezone Residential Properties from "R" to "NP". Boundaries – Starcrest to the West, Twisted Oaks to the North, Marymont Park to the East, and Barrington to the south. The area would include all residential lots abutting the roads. This rezoning would be done in conjunction with the similar requests for the MacArthur Park and Forrest Oaks neighborhoods.

Submitted for Council consideration
by:

Councilman Carlton Soules, District 10

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
JUN 22 AM 8:49

Supporting Councilmember's Signatures (4 only)	District No.
1.	1
2.	4
3.	7
4.	9

A RESOLUTION **2012-09-06-0036R**

REQUESTING THE DEVELOPMENT SERVICES DEPARTMENT CONSIDER AND INITIATE A CHANGE IN THE ZONING DISTRICT BOUNDARY OF APPROXIMATELY 300 ACRES OF LAND LOCATED WITHIN THE FOREST OAK, MACARTHUR PARK AND MARYMONT NEIGHBORHOODS, GENERALLY BOUND BY NACOGDOCHES ROAD TO THE NORTH AND WEST, STARCREST DRIVE TO THE EAST AND NORTHEAST LOOP 410 TO THE SOUTH, TO RESIDENTIAL SINGLE-FAMILY ZONING DISTRICTS THAT ARE CONSISTENT WITH THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, EXISTING LAND USES AND EXISTING INDIVIDUAL LOT DIMENSIONS.

* * * * *

WHEREAS, pursuant to Article IV, §35-421(b)(1) of the San Antonio Unified Development Code, Carlton Soules, District 10, is requesting concurrence from the City Council for a Resolution to initiate a change in the zoning district boundary of properties located within the Forest Oak, MacArthur Park and Marymont neighborhoods; and

WHEREAS, the City Council desires zoning district boundaries to be consistent with land use plans, existing land uses and existing lot dimensions in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; **NOW THEREFORE**;

BE IT RESOLVED BY THE SAN ANTONIO CITY COUNCIL:

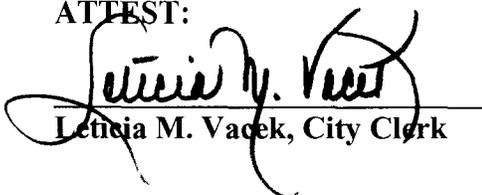
Section 1. This resolution requests the Development Services Department consider and initiate a change in the zoning district boundaries of approximately 300 acres of land located within the Forest Oak, MacArthur Park and Marymont neighborhoods to zoning districts that are consistent and compatible with the San Antonio International Airport Vicinity Land Use Plan, existing land uses and existing individual lot dimensions.

Section 2. This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

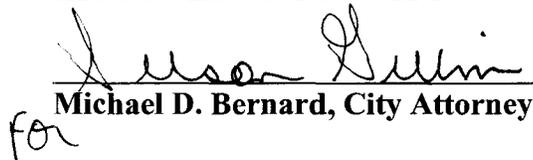
PASSED AND APPROVED this 6th day of September, 2012.

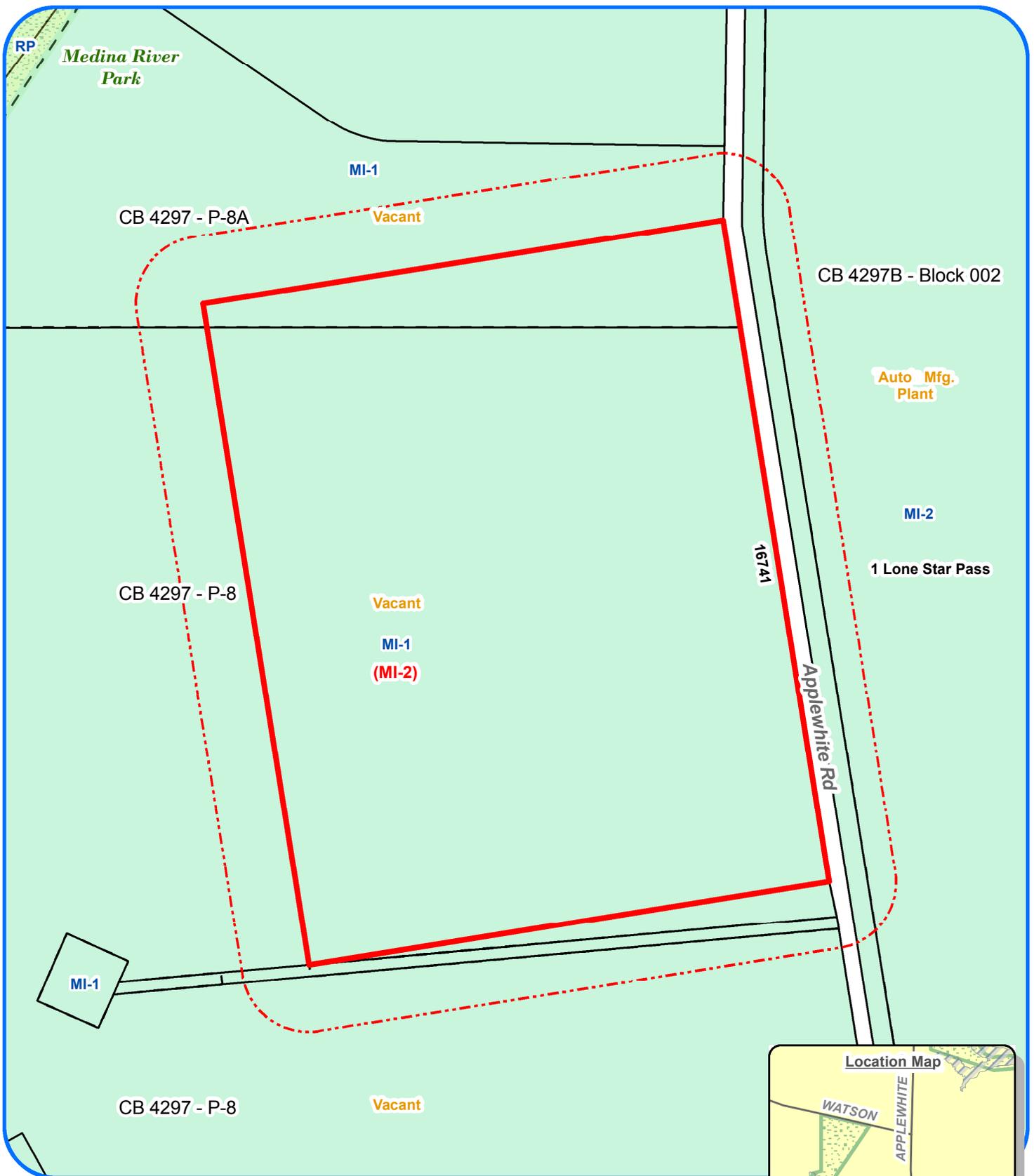

for **MAYOR**
Julian Castro

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for **Michael D. Bernard, City Attorney**



Zoning Case Notification Plan

Case Z-2013-017

Council District: 4

Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): CB 4297 - 64.932 acres out of P-8 and 7.152 acres out of P- 8A

Legend

- Subject Properties ——— (72.084 Acres)
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain ▨▨▨▨▨
- Single Family Residential 1R



Development Services Dept
City of San Antonio
(11/13/2012 - R Martinez)

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013017
Hearing Date: December 4, 2012
Property Owner: Hanford - Southport, LLC (Gary R. Gavan)
Applicant: Hanford - Southport, LLC (Gary R. Gavan)
Representative: Andrew C. Guerrero & Pape-Dawson Engineers, Inc. (Matt Johnson)
Location: A portion of the 16000 Block of Applewhite Road
Legal Description: 72.084 acres out of County Block 4297
Total Acreage: 72.084
City Council District: 4
Case Manager: Timothy Mulry, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District

Requested Zoning: "MI-2 AHOD" Mixed Heavy Industrial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 16, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 21, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 30, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 6

Neighborhood Associations: None

Planning Team Members: 38 (Heritage South Sector Plan)

Applicable Agencies: City South Management Authority (CSMA)

Property Details

Property History: The subject property was annexed in January 2003 (Ordinance 96559), and was originally zoned “DR” Development Reserve District. In a September 2003 City-initiated case (Ordinance 98228), the property was rezoned to “MI-1” Mixed Light Industrial District. The subject property is currently undeveloped and has not been platted.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North, South, West

Current Base Zoning: “MI-1”

Current Land Uses: Vacant

Direction: East

Current Base Zoning: “MI-2”

Current Land Uses: Auto Manufacturing Plant

Transportation

Thoroughfare: Applewhite Road, Lone Star Pass

Existing Character: Enhanced Secondary Arterial; 2 lanes in each direction.

Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the 48, which operates along Route 16, west of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required, but can be deferred to the platting or permitting phase. A traffic engineer must be present at the Zoning Commission hearing.

Parking Information: Electronic Component Manufacturing – Minimum Parking Requirement: 1 space per 1,500 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 300 square feet of GFA

Staff Analysis and Recommendation: Approval, pending plan amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Heritage South Sector Plan, and is identified as Agribusiness/RIMSE Tier in the future land use component of the plan. The requested zoning is not consistent with the adopted future land use designation. A master plan amendment has been submitted, requesting to change the designation to Specialized Center. The Specialized Center land use designation calls for manufacturing, wholesaling, warehouse, office park, laboratory, and regional/retail service uses. Staff and Planning Commission recommend approval of the request.

2. Adverse Impacts on Neighboring Lands:

The proposed manufacturing use requires intense industrial zoning because such uses are likely to increase heavy truck traffic and lighting in the area. Although the surrounding area is primarily undeveloped, development of industrial uses is encouraged by the adopted land use plan. Additionally, any potential increase in traffic can be accommodated by Applewhite Road and Lone Star Pass which are both identified as Enhanced Secondary Arterials in the City's Major Thoroughfare Plan.

3. Suitability as Presently Zoned:

Both the current and the proposed industrial districts are appropriate for the subject property. The surrounding properties are zoned "MI-1" and "MI-2".

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

5. Public Policy:

The Heritage South Sector Plan seeks to provide opportunities for sustainable growth through the integration of "green" technologies within the plan area. The rezoning request would allow the development of a solar panel manufacturing facility, which supports the economic development goals and strategies within the plan.

6. Size of Tract:

The subject property is of sufficient size to accommodate the uses permitted in the "MI-2" district.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2013-019 CD

Council District: 4

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 09853 - BLK 004 - LOT 001

Legend

- Subject Properties (0.137 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(11/16/2012 - R Martinez)

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013019 CD
Hearing Date: December 4, 2012
Property Owner: Maria G. Mendiola
Applicant: Maria G. Mendiola
Representative: Maria G. Mendiola
Location: 803 Price
Legal Description: Lot 1, Block 4, NCB 9853
Total Acreage: 0.1377
City Council District: 4
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 16, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 21, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 30, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 38

Neighborhood Associations: Quintana Community Neighborhood Association

Planning Team Members: 33 (Kelly/South San Pueblo Community Plan)

Applicable Agencies: Lackland AFB, Texas

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned "C" Apartment District. In a 1977 City-initiated large area case, the property was rezoned to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "R-6" Residential Single-Family District. According to the Bexar County Appraisal District, the existing residences were constructed in 1950 and measure approximately 616 square feet and 1, 300 square feet in size, respectively.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North, West and South across Price

Current Base Zoning: "R-6" Residential Single-Family District

Current Land Uses: Single-Family Residences and Two-Family Residences

Direction: East

Current Base Zoning: "RM-4" Residential Mixed District, and "MF-33" Multi-Family District

Current Land Uses: Single-Family Residences and Two-Family Residences

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Price, Holder Avenue and McLaughlin Avenue

Existing Character: Local Streets; one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 251, 515 and 44 operate along Bynum Avenue, east of the subject property; while line 551 operates along Southwest Military Drive, south of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Dwelling – 2 Family

Minimum Parking Requirement: 1 per unit

Maximum Parking Requirement: 2 per unit

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the “Kelly/South San Pueblo Community Plan” and is designated as Low Density Residential in the future land use component of the plan. Consistency is determined by the base zoning district; therefore, the zoning request is consistent with the adopted land use designation.

The Low Density Residential land use category includes single-family homes on individual lots. The plan recognizes the varying densities historically found in these areas. The subject property is developed with two single-family dwellings that were built in 1950. The requested conditional use would bring the existing residences into compliance, without increasing the existing density of the neighborhood.

2. Adverse Impacts on Neighboring Lands:

Granting of the conditional use will not have an adverse impact on the neighboring lands. The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

3. Suitability as Presently Zoned:

The existing “R-6” Residential Single-Family District is appropriate for the subject property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare related to the zoning change request. Staff believes that two dwelling units would be an appropriate use for the subject property.

5. Public Policy:

The Kelly/South San Pueblo Community Plan is consistent with the policies of the Community Building and Neighborhood Planning Program, and the City of San Antonio Master Plan.

Goal 1: Housing-Improve the quality, appearance, and variety of existing and new housing for people of all ages while increasing home ownership and investment in the area.

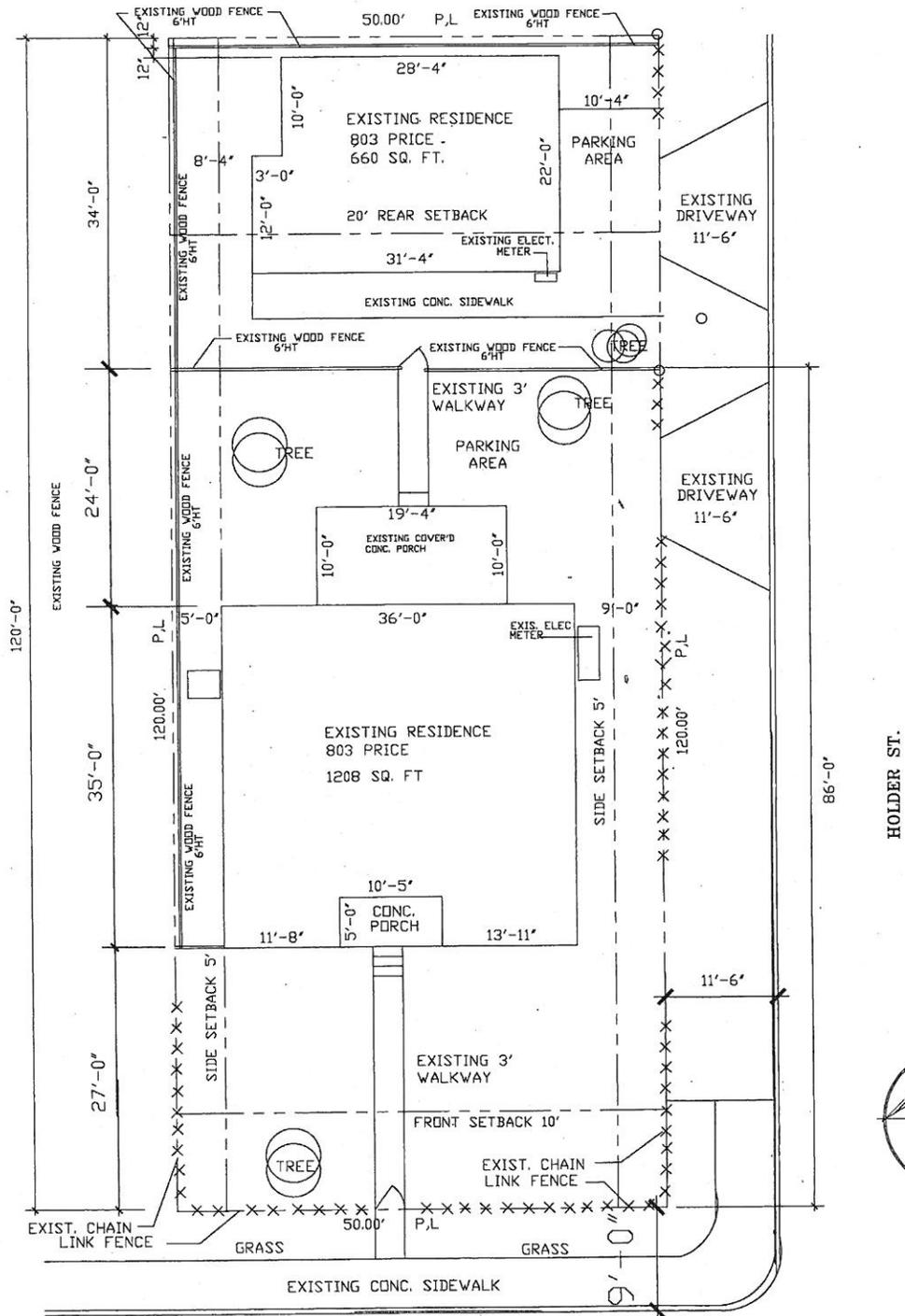
6. Size of Tract:

The subject property is of sufficient size to accommodate the existing dwellings. The applicant proposes no new construction on the subject property. The applicant has submitted a site plan in order to comply with the conditional use requirements.

7. Other Factors:

The applicant requests this zoning change in order to bring the two existing dwellings into compliance. The subject property was originally developed with two dwellings under the previous “C” zoning. The property does not meet the requirements for a non-conforming use due to extended vacancy. While most of the properties in the area have single-family zoning, there are several duplexes in the immediate vicinity. Seeing as there is an existing mix of residential uses in the area, the requested conditional use is compatible with the surrounding neighborhood.

THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLANS SUBMITTAL FOR BUILDING PERMITS

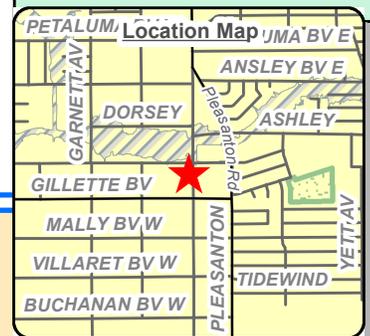
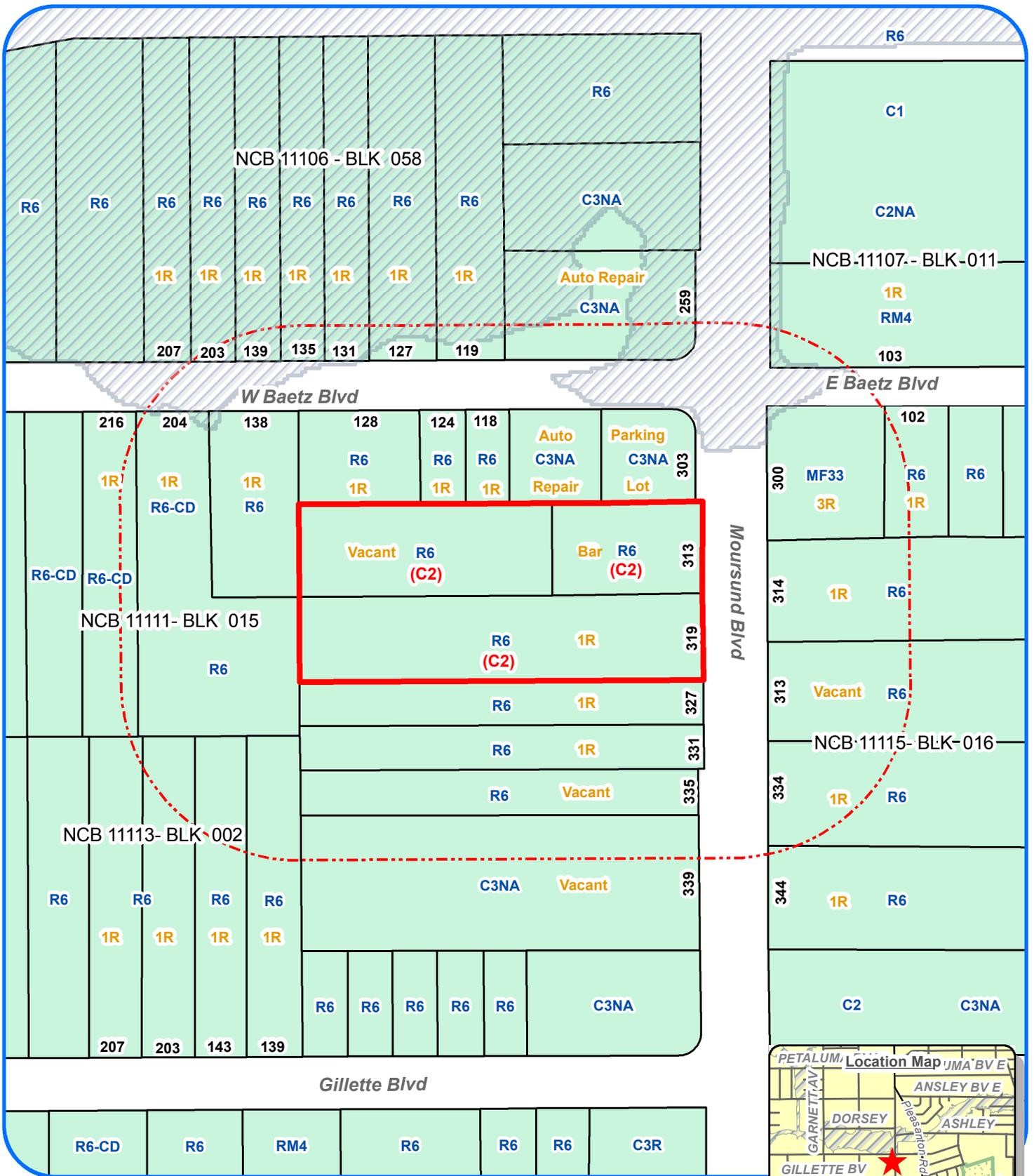


SITE PLAN
 SCALE 1"=10'-0"
803 PRICE

LEGAL DESCRIPTION
 LOT 1-NCB 9853
 BLOCK 4
 SAN ANTONIO, TEX.

ACRES: 0.1377

"R-6" CD RESIDENTIAL SINGLE-FAMILY WITH A CONDITIONAL USE FOR TWO FAMILY DWELLINGS STATEMENT (#7)



Zoning Case Notification Plan

Case Z-2013-020

Council District: 3

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 11111 - BLK 015 - LOT 166 & W 285.6 ft. & E 150 ft of 165

Legend

- Subject Properties (2,000 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(11/14/2012 - R Martinez)

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013020
Hearing Date: December 4, 2012
Property Owner: Rene Gonzalez
Applicant: Dye Enterprises (D. Scott Dye, P.E., R.P.L.S.)
Representative: Dye Enterprises (D. Scott Dye, P.E., R.P.L.S.)
Location: 313 and 319 Moursund Boulevard
Legal Description: Lots 165 and 166, Block 15, NCB 11111
Total Acreage: 2
City Council District: 3
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 16, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 21, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 30, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 34

Neighborhood Associations: None

Planning Team Members: 35 – West/Southwest Sector Plan

Applicable Agencies: City of San Antonio Department of Aviation

Property Details

Property History: The subject property includes three parcels that consist of two platted lots (volume 980, pages 30-31). The properties were annexed in September of 1952 and were originally zoned "JJ" Commercial District. In a 1988 City-initiated large-area case, the properties were rezoned to "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

Two of three subject properties are currently developed. According to the Bexar County Appraisal, the northeastern property is developed with a 1,280 square foot bar/tavern that was built in 1970. The bar is registered with the City as a legal nonconforming use. The southern-most property includes a residential structure measuring 948 square feet built in 1940.

Topography: The property does not include abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North and South

Current Base Zoning: "R-6", "C-3NA"

Current Land Uses: Single-family residences, auto repair, undeveloped land

Direction: West

Current Base Zoning: "R-6", "R-6 CD"

Current Land Uses: Single-family residences

Direction: East

Current Base Zoning: "MF-33", "R-6"

Current Land Uses: Single-family residences, apartments, undeveloped land

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Moursund Boulevard

Existing Character: Secondary Arterial Type A; 2 lanes in each direction with sidewalks and a center turn lane.

Proposed Changes: None Known

Thoroughfare: West Baetz Boulevard

Existing Character: Local Street; 1 lane in each direction with one sidewalk.

Proposed Changes: None Known

Public Transit: The nearest VIA bus lines are the 43, 44, 243, which operate along Moursund Boulevard.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The zoning request generally refers to proposed commercial uses. Parking requirements are determined by use and, often, by size of the development; therefore, staff cannot calculate future parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate commercial uses and parking.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The General Urban Tier includes high to medium density residential uses as well as neighborhood and community commercial uses. The commercial component includes retail services such as convenience retail stores, professional offices, bakeries, restaurants, bookstores, grocery stores, clinics, hotels, and other small businesses are appropriate. The requested "C-2" Commercial District is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Granting of the "C-2" Commercial District is not likely to have an adverse impact on the neighboring lands. Any impact from the approval of "C-2" will be mitigated by development standards such as setbacks and landscape buffers. When "C-2" abuts property zoned "R-6", a 15-foot wide, Type "B" landscape buffer is required and a minimum rear setback requirement of 30 feet will apply.

3. Suitability as Presently Zoned:

Both the current "R-6" Residential Single-Family District and proposed "C-2" Commercial District are consistent with the West/Southwest Sector Plan land use designation. However, the property's location along a major arterial makes future residential development unlikely.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. There is an established pattern of commercial and residential zoning along this portion of Moursund Boulevard. The purpose of landscaping, screening, and buffer requirements is to provide standards that will protect the health, safety and general welfare of the community.

5. Public Policy:

The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

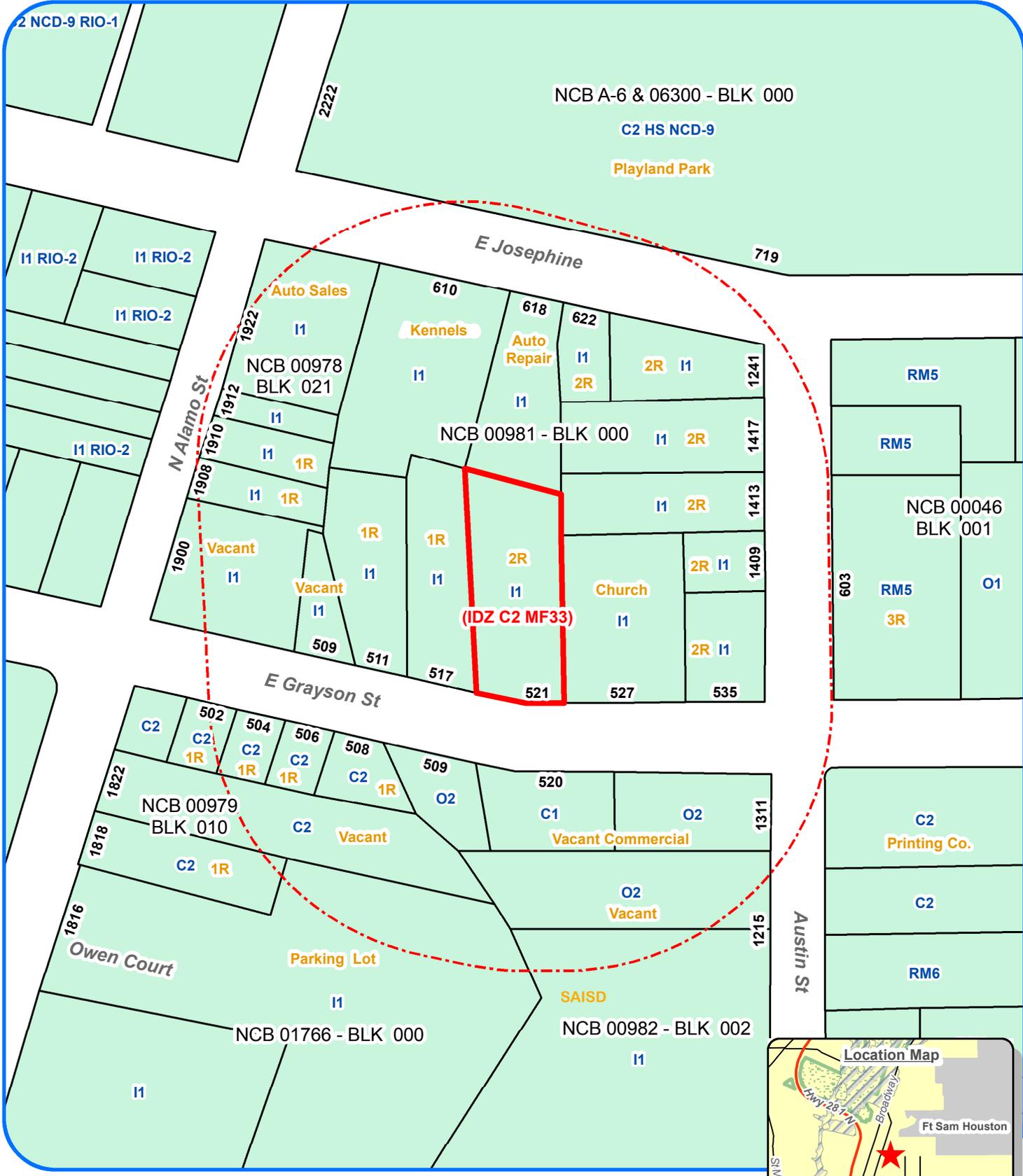
6. Size of Tract:

The 2 acre tract is of sufficient size to accommodate uses permitted in the "C-2" district, along with any required parking. The size of any new development will be limited by the parking, building setback, and landscape buffer requirements.

7. Other Factors:

The owner intends to demolish the existing structures and develop the site with a retail use.

The "C-2" Commercial District permit general commercial activities designed to serve the community and promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. No outdoor storage or display of goods shall be permitted except for outdoor dining.



Zoning Case Notification Plan

Case Z-2013-022

Council District: 2
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 00981 - BLK 000 - LOT D

Legend

- Subject Properties (0.241 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain ▨▨▨▨
- Single Family Residential 1R



Development Services Dept
 City of San Antonio
 (11/14/2012 - R Martinez)

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013022
Hearing Date: December 4, 2012
Property Owner: OT Partners, LLC
Applicant: Patrick S. Shearer
Representative: Patrick S. Shearer
Location: 521 East Grayson Street
Legal Description: Lot D, NCB 981
Total Acreage: 0.241
City Council District: 2
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "C-2" Commercial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 16, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 21, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 30, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 31

Neighborhood Associations: Downtown Residents Association; Government Hill Alliance is within 200 feet of the subject property.

Planning Team Members: 10 (Government Hill Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938, and was originally zoned “J” Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-1” General Industrial District. According to the Bexar County Appraisal District the existing duplex was built in 1948, measures approximately 1,900 square feet in size, and includes a 528 square foot detached garage.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: East, West and North

Current Base Zoning: “I-1” General Industrial District

Current Land Uses: Church, Single-Family Dwellings, Two-Family Dwellings and Commercial Uses

Direction: South

Current Base Zoning: “C-1” Light Commercial District, “C-2” Commercial District, “O-2” High Rise Office District, and “I-1” General Industrial District

Current Land Uses: Single-Family Dwellings, Vacant Land and SAISD Warehousing

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: East Grayson Street

Existing Character: Local Street; 2 lanes in each direction with sidewalks.

Proposed Changes: None known.

Public Transit: The nearest VIA bus lines are the 9, 10, and 14, which operate along Broadway, west of the subject property.

Traffic Impact: A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

Parking Information: Off-street vehicle parking requirements are determined by use, and often size or density of the development. The zoning application refers generally to mixed use development, possibly including a mix of residential, office, and retail uses. Therefore, staff cannot calculate the amount of parking that would be required of such a development. The “IDZ” Infill Development Zone District eliminates off-street vehicle parking requirements.

Staff Analysis and Recommendation: Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Government Hill Neighborhood Plan and is designated as Mixed Use in the Future Land Use component of the plan. The Mixed Use designation provides for less intense, neighborhood-friendly commercial uses and a range of residential density. The "IDZ" base zoning district is consistent with the adopted land use designation.

The Government Hill Neighborhood Plan encourages Mixed Use development and redevelopment along North New Braunfels Avenue, Spofford Street, Rogers Street, and East Grayson Street, allowing a variety of well-integrated residential and low intensity commercial uses.

2. Adverse Impacts on Neighboring Lands:

Granting of the "IDZ" Infill Development Zone with uses permitted in "MF-33" Multi-Family District and "C-2" Commercial District is not likely to create adverse impacts on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from office to industrial, many of which are meant to accommodate large office or manufacturing uses. This area is in the process of revitalization and rezoning the project will encourage and promote the revitalization goals the Future Land Use Plan.

3. Suitability as Presently Zoned:

The existing "I-1" zoning district is not appropriate for the subject property. The General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses. The subject property is located just north of downtown and in close proximity to high-intensity mixed-use redevelopment along Broadway, North Alamo Street, and East Grayson Street.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The requested "IDZ" base zoning district is appropriate for the subject property and surrounding area.

5. Public Policy:

The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

The request does not appear to conflict with any public policy objective. The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

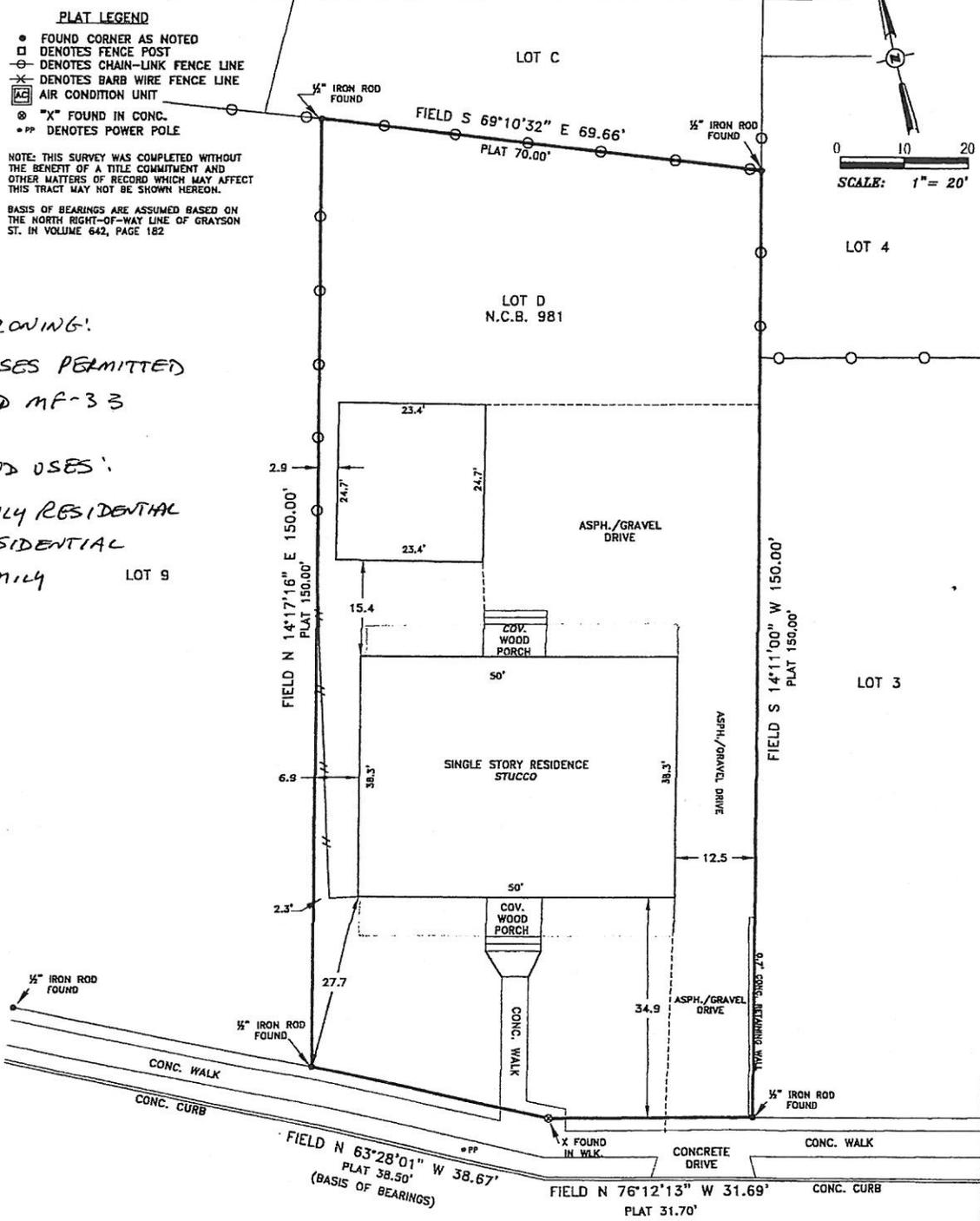
The property is 0.241 acres in size and appears to be of sufficient size to accommodate the proposed uses with the flexibility offered by the "IDZ" district.

7. Other Factors:

Although the property's current "I-1" zoning is consistent with zoning in the surrounding area, the area is transitioning from industrial uses to lower-intensity redevelopment including residential/commercial mixed-use projects. The requested "IDZ" district allows uses more in character with surrounding development than the existing industrial district.

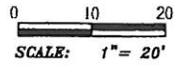
The subject property is also located within the Midtown Brackenridge TIRZ Master Plan, and is identified as part of the Midtown neighborhood urban core, which encourages community retail, services, offices, and urban residential, restaurants, and entertainment uses. The "IDZ" base zoning district is consistent with the encouraged development pattern in the plan.

GREGORY R A



- PLAT LEGEND**
- FOUND CORNER AS NOTED
 - DENOTES FENCE POST
 - DENOTES CHAIN-LINK FENCE LINE
 - ⊗ DENOTES BARB WIRE FENCE LINE
 - ⊠ AIR CONDITION UNIT
 - ⊙ "X" FOUND IN CONC.
 - PP DENOTES POWER POLE

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER MATTERS OF RECORD WHICH MAY AFFECT THIS TRACT MAY NOT BE SHOWN HEREON.
BASIS OF BEARINGS ARE ASSUMED BASED ON THE NORTH RIGHT-OF-WAY LINE OF GRAYSON ST. IN VOLUME 642, PAGE 182



REQUESTED ZONING:
ID2 WITH USES PERMITTED
IN C-2 AND MF-3 B

PROPOSED LAND USES:
SINGLE FAMILY RESIDENTIAL
MIXED RESIDENTIAL
MULTI-FAMILY
RETAIL SERVICE OFFICE

I, Robert A. Shearer, Managing Member of OT Partners, LLC, the property owner, acknowledges that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that the City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted

Robert A. Shearer 11-1-12

GRAYSON ST.
(RIGHT-OF-WAY UNDEFINED)

CROSS BRANCH SURVEYING
2379 N.E. LOOP 410, NO. 5
SAN ANTONIO, TEXAS 78217
(210) 828-1102

CROSS BRANCH SURVEYING DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all corners have been located as indicated above on the date on this plat. Survey is not for architectural, landscaping, engineering, construction or development purposes. Declaration is made to original purchasers and is not transferable to additional institutions or subsequent owners. Municipal records not researched. Surveyor has abstracted for boundary lines only. Other matters of record which may affect this tract have not been researched.

This 1st day of JUNE, 2012 A.D.

WORK ORDER No. 12-5-13D

LOT D BLOCK --- NEW CITY BLOCK 981
SUBDIVISION GREGORY R A
VOLUME 642 PAGE 182 DEED & PLAT RECORDS
ADDRESS: 521 E. GRAYSON ST.
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

D.B. R.C. S.B. R.B/P.P.R.



Saul V. Castillo
SAUL V. CASTILLO
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 6192



Zoning Case Notification Plan

Case Z-2013-023

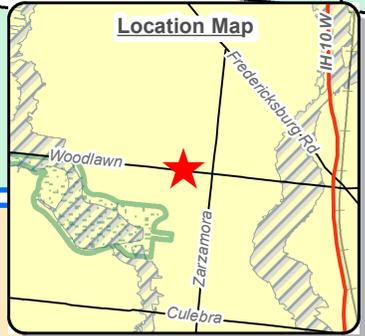
Council District: 7

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 01966 - BLK 004 - LOTS 12, 13 & W 44 FT OF 11

Legend

- Subject Properties (0.581 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain ▨▨▨▨
- Single Family Residential 1R



Development Services Dept
City of San Antonio
(11/30/2012 - R Martinez)

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013023 CD

Hearing Date: December 4, 2012

Property Owner: El Divino Salvador UMC, (Cynthia Ramos)

Applicant: Alvin G. Peters

Representative: Jorge Medina

Location: 1745 and 1751 West Woodlawn; located at the northeast corner of West Woodlawn and North Elmendorf

Legal Description: Lots 12, 13, and the west 44 feet of Lot 11, Block 4, NCB 1966

Total Acreage: 0.5816

City Council District: 7

Case Manager: Trenton Robertson, Planner

Case History: This is the first public hearing for this zoning change request.

Proposed Zoning Change

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 16, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 21, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 30, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: Jefferson Neighborhood Association and Woodlawn Lake Community Association

Planning Team Members: 19- Near Northwest Community Plan

Applicable Agencies: None

Property Details

Property History: The subject properties are located within the city limits as established in 1938 and were originally zoned under the 1938 zoning code. In 1986, the properties were rezoned to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Single-Family Residential District. The properties are not platted in their current configuration. The subject properties are developed as a parking lot.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North, East and South

Current Base Zoning: "R-6" and "R-4"

Current Land Uses: Single-family residences, a four-unit residence and multi-family residential

Direction: West

Current Base Zoning: "R-6" and "R-6 CD"

Current Land Uses: Single-family residences and an art studio

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Properties to the south of the subject property are located within the Woodlawn Lake Area Neighborhood Conservation District (NCD-8), an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. The subject property is not located within the "NCD-8" boundaries.

Transportation

Thoroughfare: West Woodlawn

Existing Character: Secondary Arterial Type B 70'-86'; one lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: North Elmendorf and West Mistletoe

Existing Character: Local ; one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 90 and 289 operate along West Woodlawn Avenue, south of the subject property.

Traffic Impact: A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Service- Professional Office - Minimum Parking Requirement: 1 per 300 sf GFA. Maximum Parking Requirement: 1 per 140 sf GFA. Site Plan shows maximum allowable parking (29 spaces including 2 ADA accessible spaces).

Staff Analysis and Recommendation: Approval, with conditions

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the Near Northwest Community Plan, and is currently designated as “Medium Density Residential” in the Future Land Use Plan. The “R-6” base zoning district is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds the requested conditional use for a profession office to be appropriate for the property and surrounding area. The subject property is located on a thoroughfare which would alleviate the additional traffic that may be generated by the proposed office use. Additionally, conditional uses in residential districts typically carry conditions meant to mitigate the possible impacts on neighboring properties.

3. Suitability as Presently Zoned:

The existing “R-6” zoning district is appropriate for the subject property. However, the property is currently developed and used as a parking lot; therefore, approval of the conditional use will not reduce the area’s housing stock. The conditional use limits the wide spectrum of uses another zoning district would permit, and provides the capability of utilizing the subject property for a professional office or a single-family residence.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.5816 of an acre in size, which should be able to reasonably accommodate the proposed professional office and required parking, as shown on the conditional use site plan.

7. Other Factors:

Per Section 35-422 of the Unified Development Code, the following conditions apply to all nonresidential conditional uses in residential zoning districts:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

Section 35-514(e)(1) and (2) of the UDC requires a 6-foot tall, solid screen fence be maintained where a nonresidential use abuts existing single-family residences. Subsection (e)(3) allows City Council to modify or exempt the fence requirement through a rezoning, conditional use, or specific use authorization request. The applicant request an exemption to the requirement. Currently, there is a 6-foot tall chain link fence running along the north and east property lines, which abut residential uses. If the exemption is not granted, the solid-screen fence requirement will apply only to the northern property line which abuts a single-family residence. The property abutting to the east consists of 4 dwelling units.

72013023

SITE KEY NOTES

- ① EXISTING BUS STOP PARKING BENCH
- ② EXISTING CONCRETE ENTRY APRON
- ③ EXISTING 48" WIDE CONCRETE WALK
- ④ EXISTING ASPHALT PAVED PARKING LOT
- ⑤ EXISTING POWER POLE
- ⑥ 20' SETBACK
- ⑦ 10' SETBACK
- ⑧ 5' SETBACK
- ⑨ EXISTING LIGHT POLE
- ⑩ ACCESSIBLE PARKING SPACE
- ⑪ STRIPED ACCESS AISLE
- ⑫ STRIPED WALK AREA
- ⑬ EXISTING 60" TALL CHAIN LINK FENCING

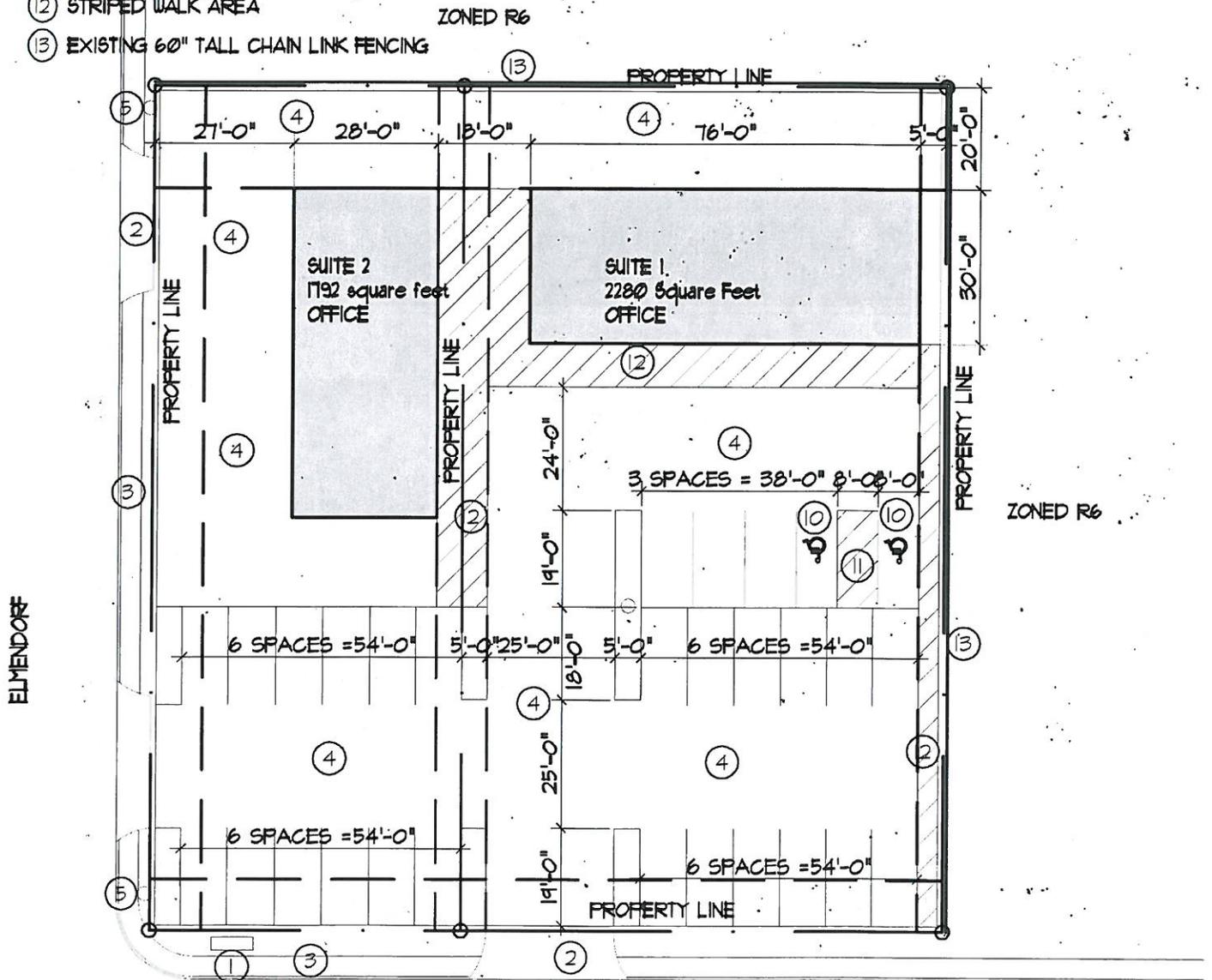


Alvin G. Peters
 10.28.2012

IMPERVIOUS COVER

ASPHALT PAVING	18329 SQUARE FEET
STRIPED WALK AREA	2223 SQUARE FEET
BUILDING	4072 SQUARE FEET

I, CYNTHIA RAMOS, TRUSTEE CHAIR (THE PROPERTY OWNER) ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

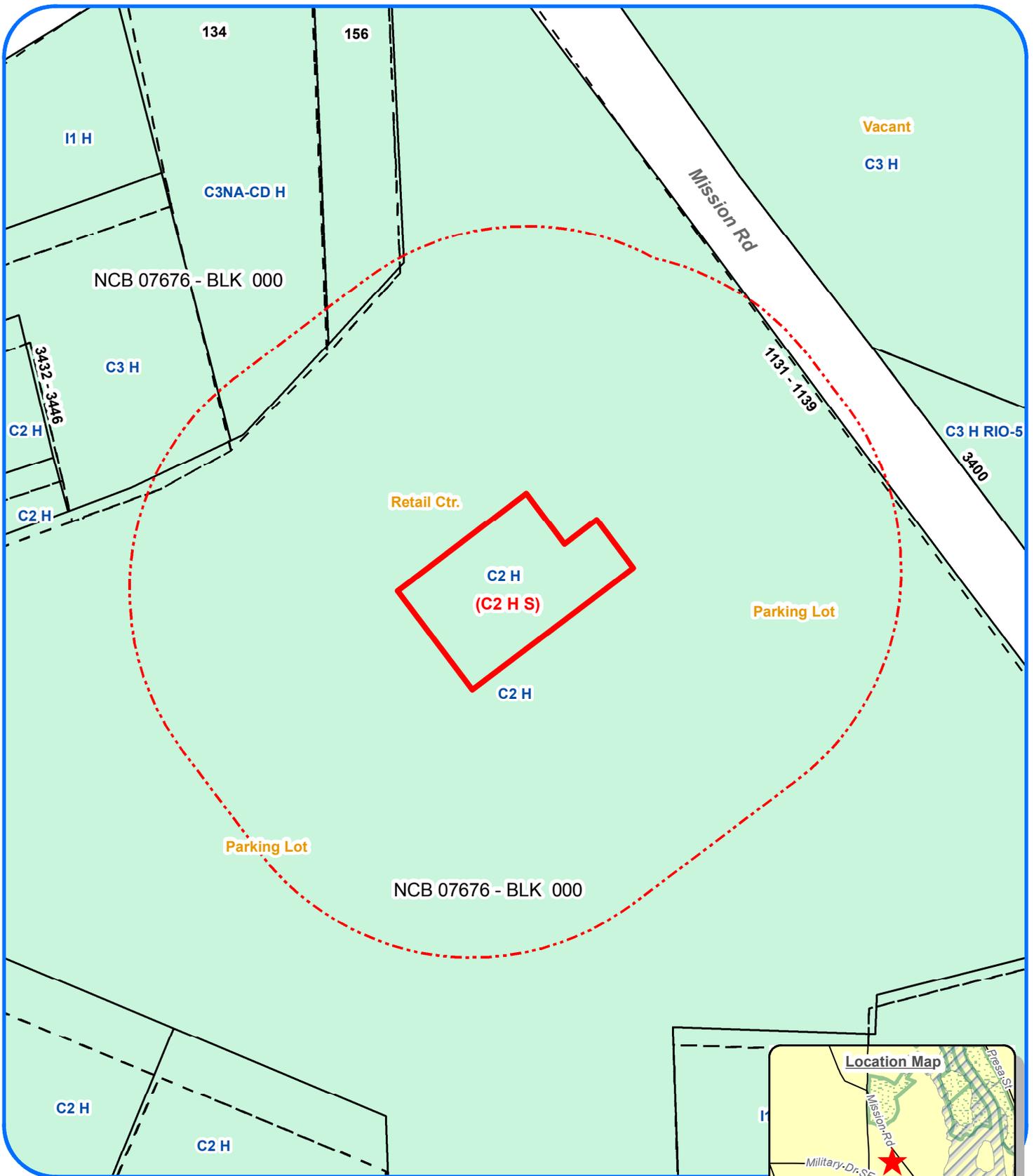


02 proposed site plan

SCALE: 1" = 30'-0"

SCALE: 1" = 30 FT





Zoning Case Notification Plan

Case Z-2013-024

Council District: 3

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 07676 - BLK 000 - LOT 035 (MISSION MERCADO)

Legend

- Subject Properties  (0.287 Acres)
- 200' Notification Area 
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain 
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(11/16/2012 - R Martinez)

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013024 S
Hearing Date: December 4, 2012
Property Owner: RBY 3 Property Management, LLC (Reuben Bar-Yadin)
Applicant: Flint Bourgeois
Representative: Flint Bourgeois
Location: A portion of 1131 Southeast Military Drive
Legal Description: 0.287 of an acre out of Lot 35, NCB 7676
Total Acreage: 0.287
City Council District: 3
Case Manager: Osniel Leon, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-2 H AHOD" Commercial Mission Historic Airport Hazard Overlay District

Requested Zoning: "C-2 S H AHOD" Commercial Mission Historic Airport Hazard Overlay District with Specific Use Authorization for a Bingo Parlor

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 16, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 21, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 30, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 5

Neighborhood Associations: Mission San Jose Neighborhood Association

Planning Team Members: 15 – South Central San Antonio Community Plan

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject property is a small portion of a much larger parent tract. The larger property is developed with a multi-tenant structure measuring 94,500 square feet in size, built in 2006. The property was annexed in September of 1952 and was originally zoned "B" Residence District and "J" Commercial District. In a 1973 case, the entire tract was rezoned to "I-2" Heavy Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-2" Heavy Industrial District. In a 2005 case, the property was rezoned to the current "C-2" Commercial District. The parent tract is platted (volume 9569, page 101); but the subject property contains a single suite within the existing shopping center.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: "C-3", "C-3NA", "C-2"

Current Land Uses: Shopping Center, Gymnasium, industrial light manufacturing, warehouse storage

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

The surrounding properties are located in the Mission Historic District, which was adopted in 1977. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: Mission Road

Existing Character: Collector Street; 1 lane in each direction

Proposed Changes: None Known

Thoroughfare: Southeast Military Drive

Existing Character: Primary Arterial Type A; 3 lanes in each direction with sidewalks and center lane for turns

Proposed Changes: None Known

Public Transit: The nearest VIA bus lines are the 42, (operating along Roosevelt Avenue), 550 and 551 (operating along Southeast Military Drive).

Traffic Impact: A Traffic Impact Analysis (TIA) study will be required; however the study may be deferred to the permitting phase of the project.

Parking Information: Bingo Parlor – Minimum Parking Requirement: 5 vehicle spaces per 1,000 square feet of GFA. Maximum Parking Requirement: 6 vehicle spaces per 1,000 square feet of GFA.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the South Central San Antonio Community Plan and is currently designated as “Community Commercial” in the Future Land Use Plan. The “C-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Granting of the Specific Use Authorization for a Bingo Parlor is not likely to have an adverse impact on the neighboring lands as the surrounding property is fully developed with a wide range of intense commercial and light industrial uses. The Specific Use Authorization request applies only to a single suite within the existing shopping center.

3. Suitability as Presently Zoned:

The existing “C-2” zoning district is suitable for the subject property. The “C-2” district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 0.287 acres and would appear to be of sufficient size to accommodate the proposed use. Parking is available on the larger parent tract.

7. Other Factors:

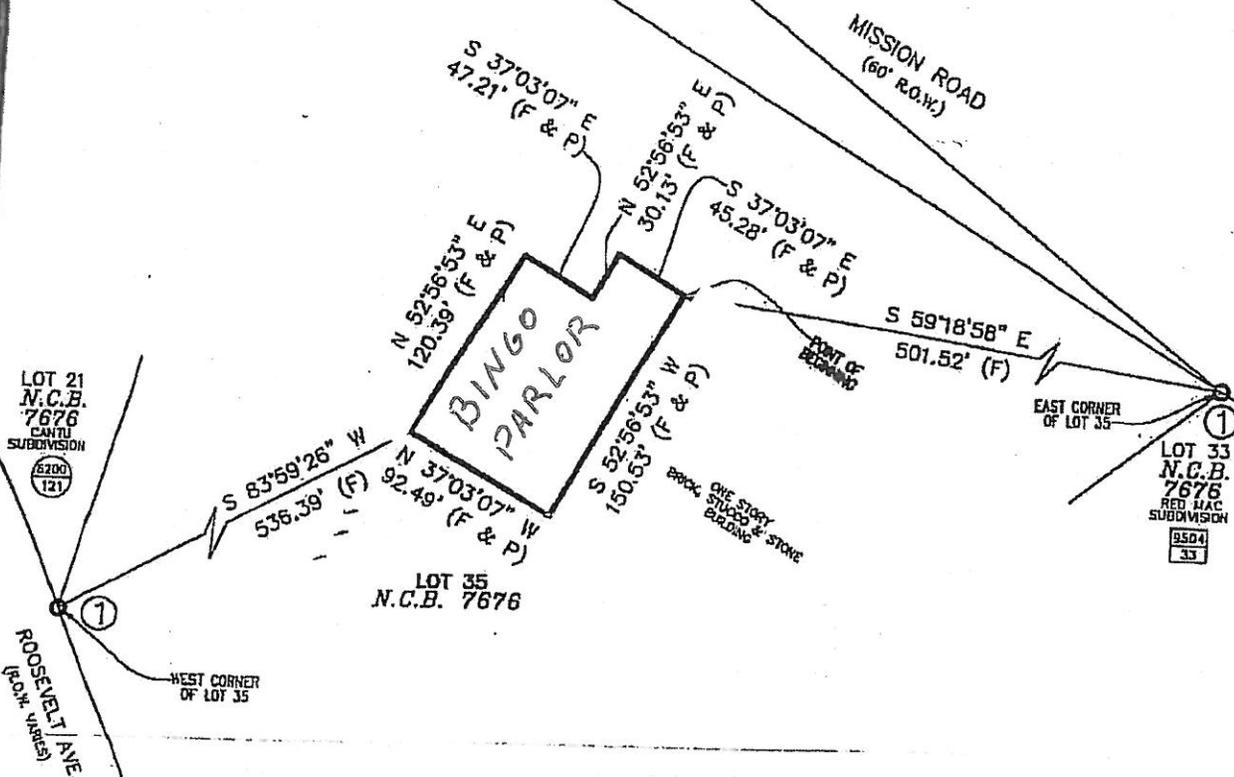
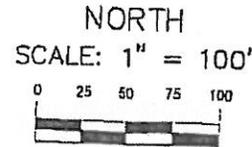
The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

I, Reuben Bar-Yadin, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the United Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

RBY 3 Property Management, LLC
 by: _____
 Reuben Bar-Yadin, President



- LEGEND:
- ① = FOUND IRON BAR
 - VOL PG BEXAR COUNTY PLAT RECORDS
 - VOL PG BEXAR COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS



The setbacks, parking, buffers and driveways are located on the parent tract and do not relate to the interior tract in the zoning change application.

AREA: 0.287 ACRES
 (12,500 SQUARE FEET)

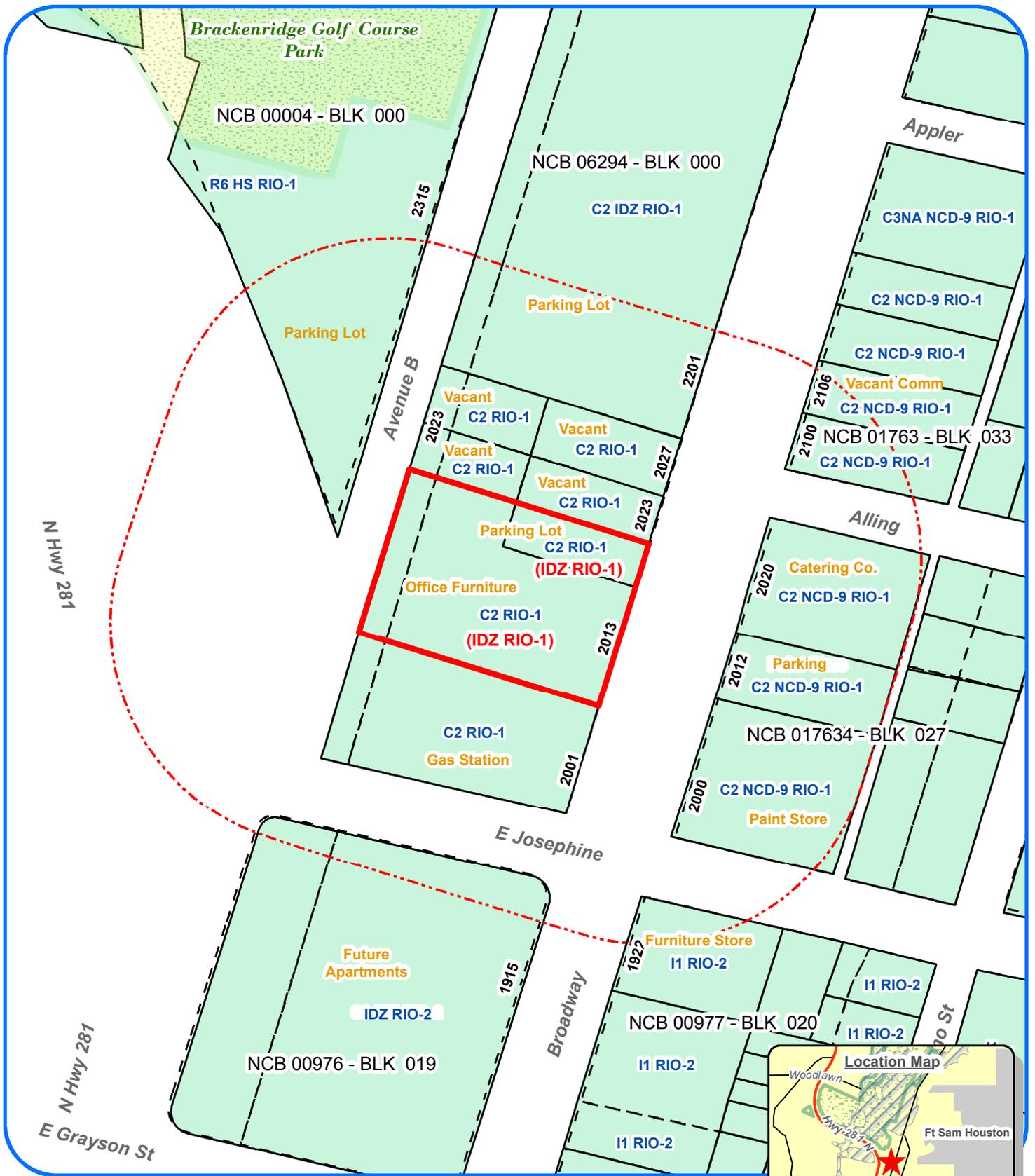
[Handwritten signature]

EXHIBIT OF
 0.287 ACRES OUT OF
 LOT 35
 NEW CITY BLOCK 7676
 MISSION MERCADO
 (VOL. 9589, PG.101)
 CITY OF SAN ANTONIO
 BEXAR COUNTY, TEXAS



SINCLAIR LAND SURVEYING, INC.
 3201 CHERRY RIDGE SUITE 202B
 SAN ANTONIO, TEXAS 78230
 210-341-4510

JOB NUMBER: 25-201226316A



Zoning Case Notification Plan

Case Z-2013-025

Council District: 2

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 06294 - BLK 000 - LOTS 5, 6, 7, 8, 9 and 10

Legend

- Subject Properties (Red solid line) (0.860 Acres)
- 200' Notification Area (Red dashed line)
- Current Zoning (Blue text)
- Requested Zoning Change (Red text)
- 100-Year DFIRM Floodplain (Blue hatched area)
- Single Family Residential (1R)



Development Services Dept
City of San Antonio
(11/16/2012 - R Martinez)

Note: All Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013025
Hearing Date: December 4, 2012
Property Owner: Mark Wittig
Applicant: Mark Wittig
Representative: P. W. Christensen, P. C.
Location: 2013 Broadway
Legal Description: Lots 5, 6, 7, 8, 9 & 10, NCB 6294
Total Acreage: 0.8609
City Council District: 2
Case Manager: Brenda V. Martinez
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-2 RIO-1 AHOD" Commercial River Improvement Overlay-1 Airport Hazard Overlay District

Requested Zoning: "IDZ RIO-1 AHOD" Infill Development Zone River Improvement Overlay-1 Airport Hazard Overlay District with uses permitted in "MF-33 Multi-Family District and "C-2" Commercial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 16, 2012. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 21, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 30, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 16

Neighborhood Associations: Downtown Residents Association

Planning Team Members: 14 (Westfort Alliance Neighborhood Plan)

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject site is currently developed with a commercial structure measuring 7,000 square feet that was built in 1939. A 26,485 square foot addition was made to the subject property in 1946.

The property is located within the City Limits as they were recognized in 1938, and was originally zoned "J" Commercial District. In a 2010 case, the property was rezoned to "C-2 IDZ RIO-1 AHOD" Commercial Infill Development Zone River Improvement Overlay-1 Airport Hazard Overlay District.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6" and "C-2"

Current Land Uses: Brackenridge Golf Course Park, Vacant Land and a Parking Lot

Direction: South

Current Base Zoning: "C-2" and "IDZ"

Current Land Uses: Gas Station and Multi-Family Dwellings under construction

Direction: East

Current Base Zoning: "C-2" and "I-1"

Current Land Uses: Catering Company, Parking Lot, Paint Store and Furniture Store

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Parking Lot

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

Transportation

Thoroughfare: Broadway

Existing Character: Primary Arterial Type "B" Street; 2 lanes in each direction

Proposed Changes: None known

Thoroughfare: East Josephine Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Avenue B

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 9, 10, 14, 20, 209 and 214 lines, which operate along Broadway and East Josephine Street.

Traffic Impact: A Traffic Impact Analysis has been waived for the following reason: IDZ zoning is exempt from TIA requirements.

Parking Information: Off-street vehicle parking requirements are determined by use, and often size or density of the development. The zoning application refers generally to mixed use development, possibly including residential, office, and retail uses. Therefore, staff cannot calculate the amount of parking that would be required of such a development. The “IDZ” Infill Development Zone District eliminates off-street vehicle parking requirements.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Westfort Alliance Neighborhood Plan area, and is identified as Mixed Use in the Future Land Use component of the Plan. The “IDZ” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The “IDZ” zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the “IDZ” district includes design criteria intended to create infill development that is proportional to surrounding development.

The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares. There is a mix of uses surrounding the subject property.

3. Suitability as Presently Zoned:

The existing “C-2” zoning district is suitable for the subject property. The “C-2” district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request. The “IDZ” district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

5. Public Policy:

The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The subject property is 0.8609 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the “IDZ” district.

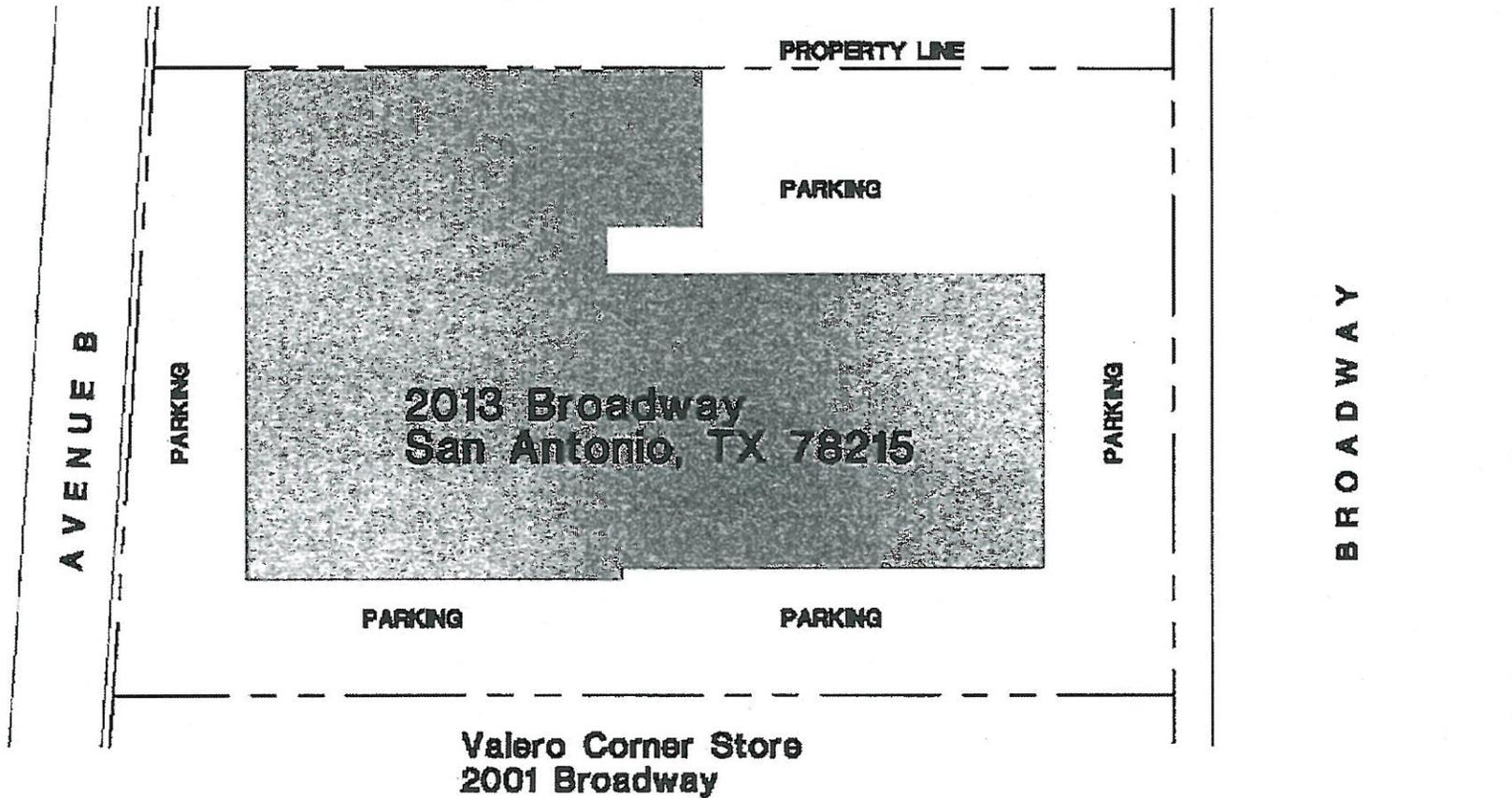
7. Other Factors:

None.

Z 2013025

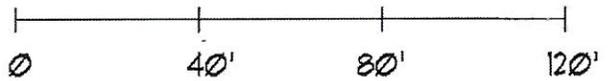
Proposed Rezoning of 2013 Broadway from C-2 RIO-1 AHOD to IDZ RIO-1 AHOD with uses allowed in MF-33 and C-2.

Multi-Family Residential, Office, Service and Retail Uses



I, Mark Wittig, the property owner, acknowledge that this site plan submitted for the purpose of rezoning is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.

01 SITE PLAN



Legal Description: Lots 5-10, NCB 6294

35-311 Use Regulations

TABLE 311-1 RESIDENTIAL USE MATRIX																					
PERMITTED USE	RP	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	MF-18	MF-25	MF-33	MF-40	MF-50 & MF-65	ERZD	LBCS FUNCTION	LCBS STRUCTURE	
Assisted Living Facility, Boarding Home Facility or Community Home with six (6) five (5) or fewer residents		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		1230	
Assisted Living Facility, Boarding Home Facility or Community Home with seven (7) six (6) or more residents													P	P	P	P	P	P		1230	
Nursing Facility												P	P	P	P	P	P	P		1250	

TABLE 311-2 NON-RESIDENTIAL USE MATRIX												
PERMITTED USE	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	LBCS Function

Service Assisted Living Facility, Boarding Home Facility or Community Home with no more than sixteen (16) residents			P	P	P	S	P				P	1230

Service Nursing Facility				P	P	P					P	1250

* For uses permitted by right ("P) in the "O-2" district, please see 35-310.09 (c)(1)(D).

Table 311-2a

Table 311-2a Nonresidential Use Matrix													
PERMITTED USE	Urban		Rural		Farm		Mixed Industrial						
	UD Major Node	UD Minor Node	RD Major Node	RD Minor Node	FR Ag Commercial	VILLAGE CENTER FR / FR Minor Node	MI-1	MI-1 Minor Node	VILLAGE CENTER - M1	MI-2	MI-2 Minor Node	VILLAGE CENTER - M2	
Service	Assisted Living Facility, Boarding Home Facility or Community Home with no more than 16 residents	P	P	P	P						P		P

35-358. “AE-1”, “AE-2”, “AE-3”, and “AE-4” Arts and Entertainment Districts.

(b) Administration.

* * * * *

TABLE 358-1
ARTS AND ENTERTAINMENT SPECIAL ZONING DISTRICTS USE MATRIX

PERMITTED USE	AE-1	AE-2		AE-3	AE-4
		Corner	Interior		
Service	Assisted Living Facility, Boarding Home Facility or Community Home with 6 or fewer residents	P	P	P	
Service	Assisted Living Facility, Boarding Home Facility or Community Home with 7 to 16 residents	P	P	P	
Service	Nursing Facility	S	S	S	
Service	Skilled Nursing Facility	S	S	S	

* * * * *

35-376. Assisted Living Facilities, Boarding Homes and Community Homes.

- (a) Permitted use. Assisted Living Facilities, Boarding Homes and Community Homes shall be a permitted use pursuant to Sections 35-311 and 35-358. In single-family districts the maximum number of residents, by right, shall be six (6). A request for reasonable accommodation to accomplish the goals and policies of the Fair Housing Act (42 U.S.C. 3601) may be authorized as a conditional use (“CD”) pursuant to Section 35-422 to allow from seven (7) to no more than sixteen (16) residents. Reasonable accommodation is encouraged where such accommodation may be necessary to afford persons or groups of persons with disabilities an equal opportunity to use and enjoy housing.
- (b) Compatibility standards in single-family zoning districts and mixed residential districts:
 - (1) There shall be no exterior display or sign with the exception that a nameplate, not exceeding one (1) square feet in area, may be permitted when attached to the front

- to the dwelling unit or visible through a window.
- (2) No exterior construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- (3) Front yard impervious cover shall comply with maximum percentages indicated in Section 35-515, Table 515-1.
- (c) Permits and licenses required:
- (1) Current and valid state licenses.
- (2) A current and valid certificate of occupancy issued by the City of San Antonio.
- (d) Residential Conversion. Any residential structure converted into any of the uses in this section will be required to comply with all additional city code standards including but not limited to the building code, electric code or fire code, as applicable, based on the nature of the proposed use and occupancy classification.
- ~~(a) Community homes are permitted as indicated in the Article III use matrices, subject to compliance with all regulations, licensing and distance requirements of Chapter 123 Community Homes for Disabled Persons Location Act of the Texas Human Resources Code, and as amended, and (if applicable) Chapter 247 Assisted Living Facilities of the Texas Health and Safety Code, and as amended.~~
- ~~(b) Residents may not keep, on the premises or on the public rights-of-way adjacent to the premises, more than one (1) motor vehicle per bedroom for the use of the residents.~~

35-526 Parking & Loading Standards

(b) Table of Off-Street Parking Requirements

**TABLE 526-3a
Parking in Residential Use Districts**

<i>PERMITTED USE</i>	<i>Minimum Vehicle Spaces</i>	<i>Maximum Vehicle Spaces</i>
<u>ASSISTED LIVING, BOARDING HOME, OR COMMUNITY HOME WITH 6 OR FEWER RESIDENTS</u> OR ELDERLY HOME	0.3 per <u>resident</u> room	1 per <u>resident</u> room
<u>ASSISTED LIVING, BOARDING HOME, OR COMMUNITY HOME WITH 7 OR MORE RESIDENTS</u>	0.3 per resident plus 1 space for each employee	1 per resident plus 1 space for each employee
FAMILY HOME	1 per 250 sf GFA	1 per 200 sf GFA
ROOMING HOUSE	0.3 per room	1 per room

TABLE 526-3b
Parking in Nonresidential Use Districts

	<i>PERMITTED USE</i>	<i>Minimum Vehicle Spaces</i>	<i>Maximum Vehicle Spaces</i>
HOUSING	HOUSING—BOARDING HOUSE	1 per guest room plus 2 spaces for owners section	N/A
<u>SERVICE</u>	<u>ASSISTED LIVING FACILITY, BOARDING HOME FACILITY, OR COMMUNITY HOME WITH NO MORE THAN 16 RESIDENTS</u>	0.3 spaces per resident plus 1 space for each employee	1 per resident plus 1 space for each employee
<u>SERVICE</u>	<u>ROOMING HOUSE</u>	1 per guest room plus 2 spaces for owners section	N/A

35-A101. Definitions and Rules of Interpretation

(b) Definitions.

Words with specific defined meanings are as follows:

Assisted living facility. An establishment that furnishes, in one or more buildings, food and shelter to four or more persons who are unrelated to the proprietor of the establishment; provides personal care services, as defined by Chapter 247 Assisted Living Facility Licensing Act of the Texas Health and Safety Code, or administration of medication by a person licensed or otherwise authorized in the state of Texas to administer the medication; and may provide assistance with or supervision of the administration of medication. The assisted living facility shall be licensed by the State of Texas under Chapter 247 Assisted Living Facility Licensing Act of the Texas Health and Safety Code, and as amended, and shall comply with Chapter 123 Community Homes for Disabled Persons Location Act of the Texas Human Resources Code. By definition, an unlicensed facility is not considered an assisted living facility. See also definition for community home for assisted living facilities with 6 or fewer residents. See also § 35-376.

Boarding home facility. An establishment that furnishes, in one or more buildings, lodging to three or more persons with disabilities or elderly persons who are unrelated to the owner of the establishment by blood or marriage; and provides community meals, light housework, meal preparation, transportation, grocery shopping, money management, laundry services, or assistance with self-administration of medication but does not provide personal care services, as defined by Chapter 247 Assisted Living Facility Licensing Act of the Texas Health and Safety Code, to those persons. ~~Boarding home facilities shall comply with Chapter 254 Boarding Home Facilities of the Texas Health and Safety Code.~~ See also § 35-376.

Community home. A facility which complies with Chapter 123 Community Homes for Disabled Persons Location Act of the Texas Human Resources Code, and as amended;—and which is:

- (a) A community-based residential home operated by:—(1) the Texas Department of Mental Health and Mental Retardation; (2) a community center organized under Subchapter A, chapter 534, Health and Safety Code, that provides services to persons with disabilities; (3) an entity subject to the Texas Non-Profit Corporation Act (Article 1396-1.01 et seq., Vernon’s Texas Civil Statutes); or (4) an entity certified by the Texas Department of Human Services as a provider under the medical assistance program serving persons in intermediate care facilities for persons with mental retardation; or
- (b) An assisted living facility with six or fewer residents licensed under Chapter 247 of the Texas Health and Safety Code, provided that the exterior structure retains compatibility with the surrounding residential dwellings. By definition an unlicensed facility is not considered an assisted living facility.

See also § 35-376.

Family. One (1) or more persons occupying a dwelling living together as a separate housekeeping unit in one (1) or more rooms with complete living facilities, including kitchen facilities or equipment for cooking or provisions for the same, and including room or rooms for living, sleeping, bathing and eating. The term family expressly excludes residents of an assisted living facility, boarding home, community home, college fraternity or sorority, transitional home, or nursing facility as defined.

Group home. See assisted living facility, boarding home or community home as applicable. See also § 35-376.

Nursing facility.

(a) A facility which furnishes food and shelter to four or more persons who are unrelated to the proprietor of the establishment; and provides minor treatment under the direction and supervision of a physician licensed by the Texas State Board of Medical Examiners, or other services that meet some need beyond the basic provision of food, shelter, and laundry; and which complies with Chapter 242 Convalescent and Nursing Homes and Related Institutions of the Texas Health and Safety Code, and as amended. Nursing facilities include skilled nursing facilities which are defined by the United States Social Security Act Sec. 1819. 42 U.S.C. 1395i-3.

(b) Other congregated living facilities not defined in this Chapter that provide residential accommodations with health care, supervision and/or other personal services including convalescent facilities for individuals who may not require hospitalization such as extended care facilities or hospice care facilities.